SEPA Environmental Checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
   New Issaquah High School #4 and Elementary School #17

2. Name of applicant:
   Issaquah School District No. 411

3. Address and phone number of applicant and contact person:

Owner/Applicant:	**Issaquah School District No. 411**
Contact:	**Tom Mullins / Royce Nourigat**
Address:	**5150 220th Avenue SE** **Issaquah, WA 98029**
Phone:	**425-837-7040**
email:	**mullinst@issaquah.wednet.edu** **nourigatr@issaquah.wednet.edu**
Contact for SEPA:	**Wayne E. Carlson, FAICP, LEED AP/** **Todd Sawin, PE, DBIA, LEED AP** **AHBL, Inc.**
Address:	**2215 North 30th Street** **Suite 300** **Tacoma, WA 98403**
Phone:	**(253) 383-2422**
E-mail:	**wecarlson@ahbl.com** **tsawin@ahbl.com**

4. Date checklist prepared:
   June 22, 2021, revised November 12, 2021

5. Agency requesting checklist:
   Issaquah School District No. 411
   City of Issaquah Community Planning and Development Dept.
   City of Sammamish Community Development Dept.

6. Proposed timing or schedule (including phasing, if applicable):
   The New Issaquah High School #4 and Elementary School #17 Project analyzed in this SEPA Checklist includes site preparation (including clearing and grading), construction, and operations. Construction is anticipated to begin Spring 2022 with schools opening fall 2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   Yes, future phases may include portable classroom buildings at both schools and classroom additions at the high school. The capacity, building square footages, parking, and traffic information provided in this SEPA Checklist assumes full construction of this future work. All reasonably anticipated phases are evaluated within this checklist.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   - **Appendix A1: Geotechnical Report, prepared by Associated Earth Science, Inc, dated September 17, 2019 and revised June 17, 2021**
   - **Appendix A2: Landslide Hazard Assessment, prepared by Associated Earth Science, Inc, dated September 24, 2019**
   - **Appendix B1: Critical Area Study and Wetland Mitigation Plan, prepared by Wetland Resources, Inc, dated July 10, 2020**

- **Appendix B2: Updated Critical Area Study and Wetland Mitigation Plan, prepared by Wetland Resources, Inc, dated February 22, 2021**
- **Appendix B3: Addendum to Critical Area Study and Wetland Mitigation Plan, prepared by Wetland Resources, Inc, dated July 30, 2021**
- **Appendix B4: Stormwater System and Potential Impact to Laughing Jacobs Creek Letter, prepared by Wetland Resources, Inc, dated September 10, 2021**
- **Appendix B5: Technical Information Report, prepared by AHBL, Inc, dated April 2021**
- **Appendix B6: Preliminary Technical Information Report ROW, prepared by AHBL, Inc, dated March 2021**
- **Appendix B7: Laughing Jacobs Creek Project Discharge Memo, prepared by AHBL, Inc., dated September 7, 2021.**
- **Appendix C1: Arborist Report –Tree Evaluation and Retention Report, prepared by Zsofia Pasztor, dated October 2019 and August 2020**
- **Appendix C2: Updated Arborist Report – Tree Evaluation and Retention Report, prepared by Zsofia Pasztor, dated April 2021**
- **Appendix D1: Water Tower Lead in Soil Screening Summary, prepared by PBS Engineering and Environmental, Inc., dated March 3, 2020**
- **Appendix D2: Phase 1 Environmental Site Assessment, prepared by Associated Earth Sciences, Inc. dated October 12, 2021**
- **Appendix E1: Noise Study, prepared by The Greenbusch Group, Inc. dated September 2, 2020**
- **Appendix E2: Noise Study Addendum, prepared by The Greenbusch Group, Inc. dated June 4, 2021**
- **Appendix E3: Football Field Acoustics Draft Memo, prepared by The Greenbusch Group, Inc. dated September 23, 2021**
- **Appendix F: City of Issaquah SEPA Checklist 2019 Annual Comprehensive Plan Amendments-Zoning Map Amendment 08-28-2019**
- **Appendix G1: Lighting System Review Summary, prepared by TFWB Engineers, dated April 16, 2021**
- **Appendix G2: Exterior Lighting Memo, prepared by TFWB Engineers, dated September 28, 2021**
- **Appendix G3: Athletic Field Lighting, prepared by Musco Lighting, dated November 12, 2021**
- **Appendix G4: Solar Access Analysis, prepared by Bassetti Architects, dated September 2, 2021**
- **Appendix H1: Revised Transportation Technical Report Final, prepared by Heffron Transportation, Inc., dated February 16, 2021**
- **Appendix H2: Updated Traffic Analysis for 228th Avenue ES Near the Site, prepared by Marni C. Heffron and Zach Goulson, dated May 18, 2021**
- **Appendix H3: Updated Traffic Analysis for Site Access Driveway, prepared by Marni C. Heffron and Zach Goulson, dated August 18, 2021**
- **Appendix H4: Sensitivity Analysis of School Boundary Changes, prepared by Marni C. Heffron, Tod S. McBryan, and Zach Goulson, dated August 18, 2021**
- **Appendix H5: Technical Memorandum for Potential Traffic Calming Measures, prepared by Marni C. Heffron, dated June 10, 2021**
- **Appendix I: Greenhouse Gas Emissions Worksheet, prepared by AHBL, dated November 12, 2021Landscaping Plan (to be prepared) by AHBL**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
A future cellular phone tower may be located on the site and would be applied for separately by a third party under a leasehold or license right. No other applications are anticipated at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.
City of Issaquah permits/ approvals:
- **Site Development Permit**
- **Major Site Plan Review**
- **Design Review**
- **Building Permit**
- **Landscape permit**
- **Administrative Adjustment of Standards for the following items:**
  - **Floor Area Ratio (FAR) Reduction - IMC Table 18.07.480**
  - **Frontage connections – IMC 18.07.080.B.b.(1)**
  - **Pedestrian walkways on both sides of roadways – IMC 18.07.080.B.1.b.(2)(F)**
  - **Tree Retention Requirement Reduction – IMC 18.07.480.E.14**
  - **Parking Requirements to allow Shared Parking – IMC 18.09.060**

City of Sammamish permits/ approvals:
- **Right-of-Way Permit**

Sammamish Plateau Water and Sewer Developer Extension Agreement
King County Health Department Permit
Washington State Department of Ecology NPDES Construction Permit Puget Sound Clean Air Agency Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Background
The New Issaquah High School #4 and Elementary School #17 project is funded by the voter-approved 2016 Capital Bond. The two schools are growth-related capacity projects needed to accommodate recent and ongoing residential growth within the District and to ease overcrowding at existing school facilities.

The District engaged in a lengthy and sustained process to identify a site to accommodate the schools. In 2012, King County land use policies were changed to prohibit the siting of new schools outside of the urban growth boundary (UGA). These changes eliminated the District's ability to use a land banked 80-acre site located outside of the UGA. The District's school boundaries include the entirety of the City of Issaquah, portions of the cities of Bellevue, Newcastle, Renton, and Sammamish, and portions of unincorporated King County. The District's 110 square mile boundaries include areas both within and outside of the UGA boundaries, with the majority of that land (approximately 70 percent) located outside of the UGA boundary.

Working with a professional real estate broker, the District reviewed 69 separate parcels of publicly and privately owned property located within the UGA. The District also examined property assemblages and joint use opportunities. Many potential sites were eliminated due to critical area limitations, topography concerns, access restrictions, public land restrictions, and/or locations in areas far from student populations. The subject site was the only site identified in the District's six-year search of properties in the UGA and across the District as suitable for the new high school and elementary school in terms of developable land availability and student location. The site is considered ideal for public school campus use as follows: it contains approximately 40 usable acres, is located in the center of the District's growth area and between Skyline High School and Issaquah High School (and would allow the District to alleviate capacity constraints at both of those schools) and allows for shared use of facilities between schools.

The District acquired the site following an eminent domain process which requires a valid public purpose and the payment of just compensation. The previous owner was a willing seller, although because the property was under contract to a residential housing developer who had filed a preliminary plat application to construct 140 new single-family homes on the site, as permitted under the then-existing zoning. The determination of just compensation was based on fair market value.

Existing Conditions and Site History

The site was developed previously as an institutional campus with seven interconnected buildings, several minor auxiliary buildings, athletic fields, associated parking, a perimeter paved road, and internal paved and natural pathways. The developed area of the site was oriented toward the center of the site, surrounded by forested areas. Original development was completed in 1961 with site use varying over the years from a fully occupied residential women's college, a conference center, a nonresidential educational facility, an operating church, and miscellaneous leased uses. The previous property owner, Plateau Campus LLC, demolished all of the structures on the site prior to the conveyance of the site to the District. The majority of the site is now vacant, with a cleared area in the previous development footprint. There is a water tank on site. The perimeter of the site contains forested areas with a shrub and groundcover understory, these areas do contain existing disturbances including a network of trails, remnants of a ropes course, trenches, and a man-made pond.

In the fall of 2019, the City of Issaquah, following the District's acquisition reviewed and approved a Comprehensive Plan Map Amendment and Rezone for the site consistent with the City's established procedures for redesignating and rezoning property that has come into public ownership. The City's action was preceded by SEPA review of the proposed comprehensive plan amendment package and the City's consideration of whether there were adverse environmental consequences associated with the redesignation and rezone of the site from Single Family - Small Lot (SF-SL) to Community Facilities – Facilities (CF-F). The City's Responsible Official, following review, issued a Determination of Nonsignificance. The City's DNS was appealed administratively and, along with the redesignation and rezone action, to the Growth Management Hearings Board. The reviewing bodies in both appeals upheld the City's threshold determination.

Under the IMC, CF zoning standards are designed so that CF-F uses will be compatible with existing uses in the vicinity. Specifically, the IMC envisions that CF uses will be subject to "general standards regarding aesthetics, height, and other development standards for community facilities which ensure compatibility of design, construction and scale, and minimize the impact of these facilities on surrounding uses." IMC 18.06.090.A. IMC 18.07.480 reiterates that the purpose and intent of the CF zone is to ensure compatibility of land uses and minimize the impact of public facilities on surrounding uses. IMC 18.07.480.A.1. Public schools in particular are subject to certain development standards, including floor area ratio, height, side and rear setbacks, build-to-line, and maximum impervious surface. See IMC 18.07.480.E.2.a; IMC Table 18.07.480. Moreover, the CF-F zone is considered a "less intensive district" than SF-SL (IMC 18.04.100-4).

Under the adopted City of Issaquah regulations applicable to the CF-F zone, the site could be developed with a variety of uses including single family dwellings, manufactured homes, residential club house, commercial or public greenhouses, natural resource research, horse stables/boarding/riding schools, horticulture, banquet/reception/meeting hall, transit station, cemetery, community center, public use with an associated daycare center, correctional facility, detention/jail, essential public facility, government facility, museum/ art gallery, library, park and ride parking lot, social services/ nonprofit organization, elementary, junior/middle, high schools, vocational/technical school, or a college/university. The proposed elementary school and high school use can be considered to be similar to or less intense than some of the allowed uses in this zoning district.

The original site plan included landscape buffers that met the minimum code requirements with grading and walls to the extent of the allowed setbacks. Based, in part, on public concerns regarding the potential for impacts to adjacent properties and uses, the site plan was revised to include larger landscape buffers around the perimeter and the preservation of a greater number of native trees. The baseball and softball fields were also moved further from the property lines to reduce noise impacts to neighboring properties. The tennis courts were moved closer to 228th Avenue SE, reducing lighting impacts to adjacent residential uses. Overall, the footprint of the two-school campus and total impervious surfaces on the site have been reduced from previous site plans.

Public Input

The District has participated in multiple meetings and public hearings over the last three years where the public provided input related to future school site development on the site and/or the project proposal. These meetings included public hearings before the City of Issaquah Planning Policy Committee and City Council during 2019 and early 2020 related to the Comprehensive Plan amendment and rezone process for the site. The District responded to public comments in those hearings by committing in a December 2019 letter to the City Council, in advance of project permit activities and detailed site design, to certain design and programmatic elements in response to neighbor concerns expressed during the public hearings.

The District's response to the comments included providing an average 60-foot vegetated buffer along all shared property lines between the site and the neighboring residential properties, designing student drop-off/pick-up to function entirely on-site to avoid backups onto 228th Avenue SE, and locating the multi-purpose turf playfield with covered grandstand in the center of the site with its orientation toward 228th Avenue SE and away from neighboring residential properties.

Subsequently, the District's project team participated in a July 15, 2020, City of Issaquah "Community Conference" required pursuant to City Code provision IMC 18.04.140, to "generate discussion, raise issues, and propose creative options relative to the proposed project." The District responded to public comments submitted as a part of the Community Conference on September 25, 2020.

Resulting project modifications included:

- **Moving the tennis courts**
- **Increasing the size of the parking garage to minimize surface parking**
- **Moving the elementary school 60 feet closer to 228th Avenue SE**
- **Increasing the amount of retaining walls to save mature trees**
- **Increasing the vegetated buffer along the perimeter of the site**

Thereafter, the City of Issaquah held on April 28, 2021 an "Environmental Neighborhood Meeting" per IMC 18.10.410.F to discuss critical areas on the site, potential project impacts, and potential mitigation measures. City staff and the District's design team provided an overview of the proposed project with an emphasis on critical areas elements and responded at that meeting to questions from participating neighbors. The District considered public comments received during the initial SEPA review for this project and withdrew its SEPA Mitigated Determination of Nonsignificance on September 17, 2021. In response to public comments provided by the City of Issaquah, a Phase I Environmental Site Assessment was prepared by Associated Earth Sciences (Oct. 2021), which provided analysis of lead contamination of the on-site soils.

Proposal

Population within the cities of Issaquah and Sammamish have increased 32 percent and 47 percent, respectively, from 2010 to 2020 according to the decennial census numbers. The New Issaquah High School #4 and Elementary School #17 are growth-related new schools that are

needed to accommodate recent and ongoing residential growth within the District and to ease overcrowding at existing school facilities. As planned, the construction of the Project, at full buildout, will include a new approximately 226,500 sf high school to serve approximately 1,823 students in grades 9-12 and a new approximately 71,300 sf elementary school serving approximately 744 students in grades K-5. A total staff of approximately 225 would serve the schools. The high school includes general use classrooms, library, common areas, food services, performing arts center, gymnasium with auxiliary gyms, locker rooms with fitness and activity rooms, career technical education rooms, and supporting administrative spaces. The elementary school includes general use classrooms, common areas, gymnasium, library, music and supporting administrative spaces. In subsequent phases of work portables are anticipated to be added to both schools.

To meet the parking, athletic, recreation and play needs of the proposed high school and elementary school, the 40.79-acre site will also include surface and structured parking areas, multipurpose turf playfield/ track/covered grandstands, softball and baseball fields, tennis courts, and a covered play building (see the Site Plan figure included in this SEPA Checklist). Proposed site work includes a new entry access road off 228th Avenue SE, which will branch into two separate internal access roads, one leading to each school. Also included are separate bus drop-off areas to the south at the elementary school and at the high school, a fire lane at the perimeter, and site retaining walls. A separate emergency vehicle access road is also proposed off 228 Avenue SE over an existing internal access road. The project includes frontage improvements to 228th Avenue SE including a four-lane section with bike lanes, sidewalk improvements on the west side of the frontage, and turn lanes for the new entry access road.

There are five requested Administrative Adjustments of Standards for this proposal. These include:

- **Floor Area Ratio (FAR) - requests a reduction in the FAR as allowed by IMC for functional school facilities below 0.75 (IMC 18.07.480 Note 7).**
- **Parking Modification - requests an adjustment of the required number of parking stalls and to use shared parking for occasional large events (IMC Table 18.09.050).**
- **Tree Retention Modification - requests a 2 percent reduction of the tree retention requirements from the required 25 percent to a feasible 23 percent (CIDDS Chapter 10.13).**
- **Continuous Walkways - requests not providing sidewalks on both sides of some of the onsite private roads (IMC 18.07.080.B.1.b.(2)(F)).**
- **Frontage Connections - requests reduction of the number of required frontage sidewalk connections (18.07.080.B.1.b.(1)).**

Design features chosen to minimize impacts on adjacent uses were included to the maximum extent possible. This included siting the buildings and athletic facilities central to the site to provide a large buffer to the surrounding uses and to aid in preserving as many trees and natural features as possible around the site perimeter. The perimeter buffers would exceed minimum requirements for the zone. The multi-purpose field grandstand, located in the center of the site, will have exterior walls on three sides and face away from nearby properties and toward 228th Avenue SE, which is intended to reduce crowd noise at nearby residences. The speakers at the grandstand will be directed toward 228th Avenue SE and away from adjacent properties surrounding the project site. Vehicular queuing has been designed to prevent backups on 228th Avenue SE. The design includes fencing along the property lines for safety and security for both the school and neighboring properties.

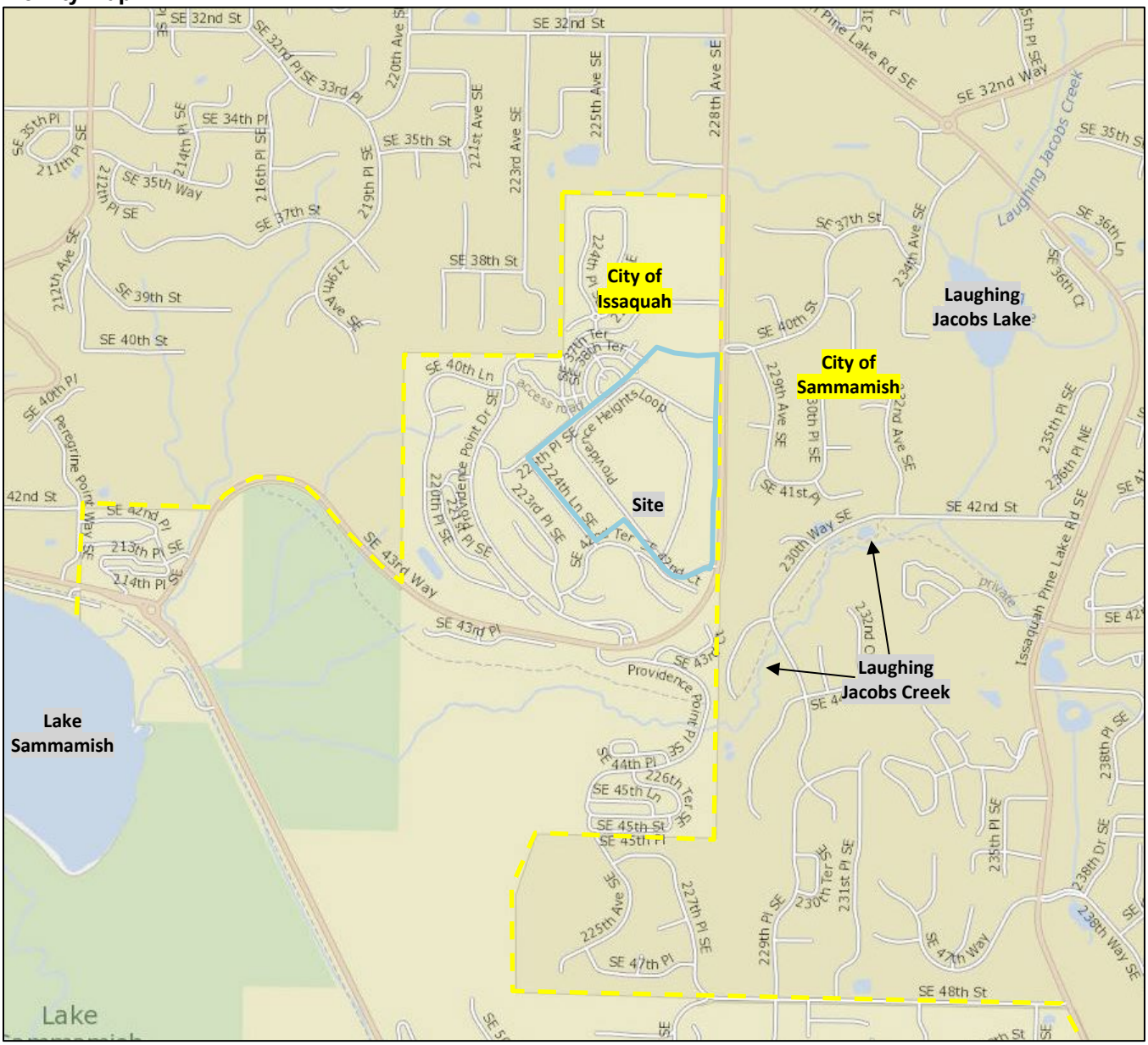
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you

should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site address is 4221 228th Avenue SE, Issaquah WA. Approximately 40.79 acres east of Lake Sammamish comprised of King County Parcel Numbers: # 1624069001, # 1624069029, and # 1624069031. It is anticipated a separate address will be issued for each school. The legal description is as follows.

POR NE ¼ BEG NE COR SD SUBD TH S ALG E LN 534.69 FT TH N 88-16-03 W 30 FT TO WLY MGN CO RD & TPOB TH CONT N 88-16-03 W 32 FT TO POC TH WLY ALG CRV RGT RAD 328 FT ARC DIST 171.74 FT TH N 58-16-03 W 543.65 FT TH WLY ALG CRV LFT RAD 62 FT ARC DIST OF 75.21 FT TH S 52-13-57 W 714.30 FT TH S 37-46-03 E 1412.55 FT TH ELY ALG CRV LFT RAD 160 FT ARC DIST 217.04 FT TH N 64-30-40 E 90.86 FT TH ALG CRV RGT RAD 190.25 FT ARC DIST OF 87.34 FT TO WLY MGN CO RD TH NLY ALG SD MGN 537.18 FT TH S 88-16-03 E 12 FT TO W LN OF E 30 FT SD SUBD TH N ALG SD W LN 676.23 FT TO TPOB TGW THAT POR OF NE ¼ 16-24-06 DAF – COMM AT NE COR OF SD SEC 16 TH N 88-28-02 W 542.49 FT ALG THE NORTH LN THOF TH S46-34-56 W 270.08 FT TO TPOB TH FR SD TPOB S 71-15-00 W 38.60 FT TH S 52-13-57 W 547.75 FT TH S 36-30-00 W 55.32 FT TH N 52-13-57 E 591.05 FT TO BEG OF A CRV CONCAVE TO SE HAVING A RAD OF 62.00 FT TH NELY 11.43 FT ALG SD CRV THRU A C/A OF 10-33-42 TO A RADIAL LN OF SD CRV WCH BRS N 37-46-04 W TH ALG A NON-TANG LN N 46-34-56E 35.25 FT TO THE TPOB

Vicinity Map:



Aerial Map:

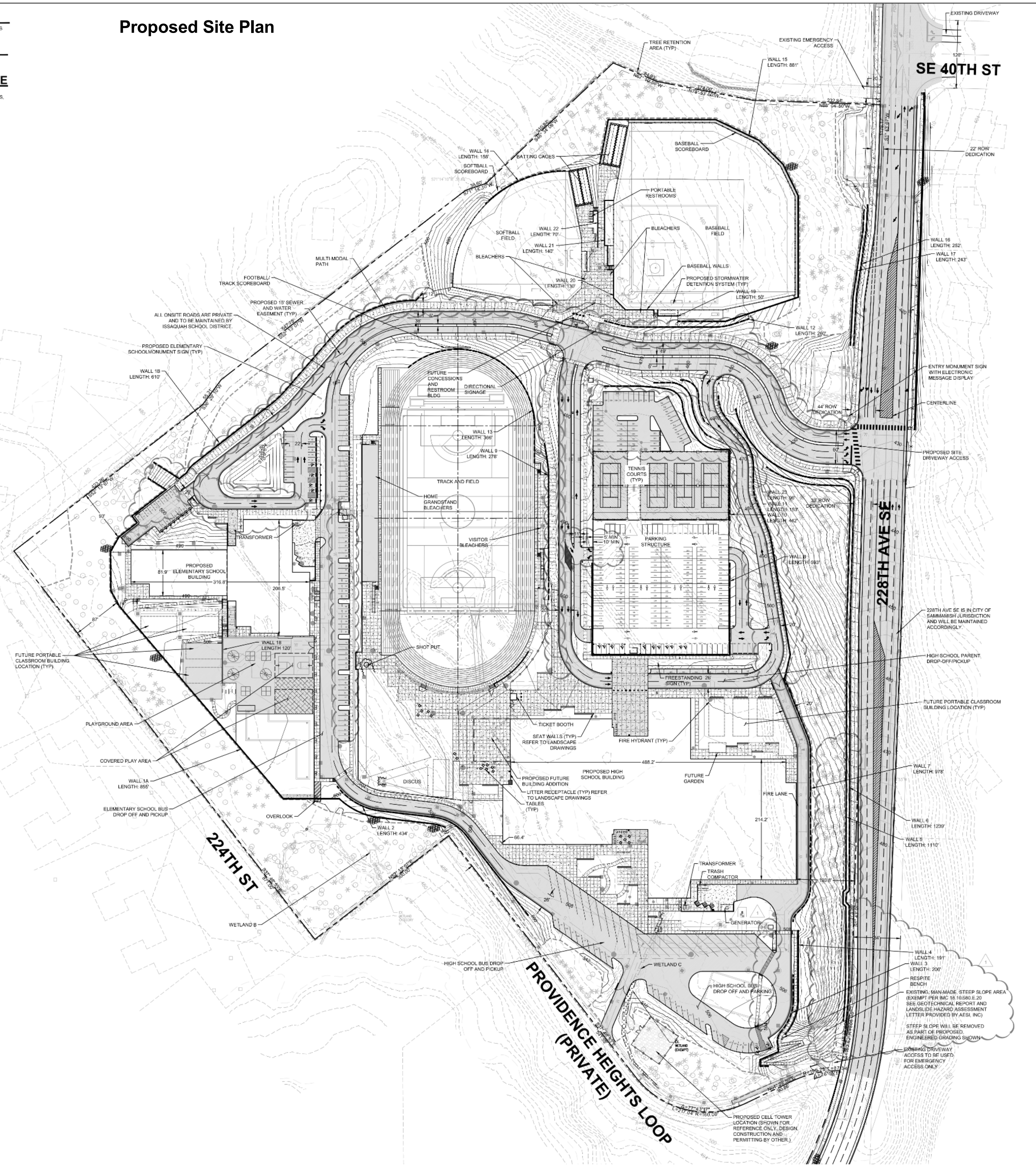

City of Issaquah
224th Ln SE
228th Avenue SE
City of Sammamish

STEEP SLOPE NOTE
SEE SHEET C1.1 LU FOR INFORMATION ON SLOPES IN EXCESS OF 15% AND 40%

CUT/FILL NOTE
SEE SHEET C1.2 LU FOR INFORMATION ON AREAS WITH CUTS AND FILLS GREATER THAN 10 FEET.

SITE AMENITIES NOTE
SEE LANDSCAPE SHEETS FOR INFORMATION ON SITE AMENITIES SUCH AS SEAT WALLS, BIKE RACKS, TRASH CANS, ETC.

Proposed Site Plan



LEGEND*
- ASPHALT PAVEMENT (STANDARD)
- CEMENT CONCRETE SIDEWALK (STANDARD)
- STRUCTURED PARKING
- SPECIALTY CONCRETE (SEE LANDSCAPE)
- PROPOSED BUILDING EXPANSION
- RETAINING WALL (ALL RETAINING WALLS ARE CIP OR MSE UNLESS OTHERWISE NOTED) SEE L1.9 LU FOR MATERIALS AND FINISHES.
- VEHICULAR GUARDRAIL
- FIRE LANE STRIPING
- SIGN AS NOTED

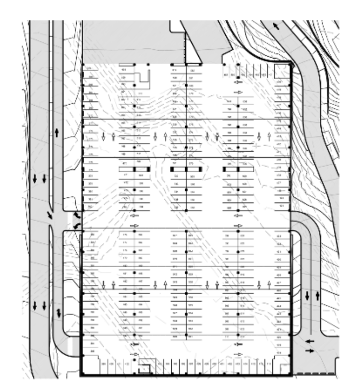
PROJECT PHASING:
THIS SITE PLAN NOTES FUTURE IMPROVEMENTS THAT ARE INTENDED TO BE CONSTRUCTED AT A LATER DATE. THIS TIME ADDITIONAL PHASING WILL BE BASED ON AVAILBLE FUNDING AND TIME REQUIRED TO OBTAIN APPROVALS. SOME PHASING OF OCCUPANCY OF BUILDINGS MAY BE DESIRED BASED ON CONSTRUCTION SCHEDULE BUT AT THIS TIME NO PHASING OF MAJOR SITE IMPROVEMENTS OR MITIGATION MEASURES ARE BEING PROPOSED.

WALL HEIGHTS*

	MAX (FT)	MIN (FT)
WALL 1A	22.3	0.5
WALL 1B	20.0	0.5
WALL 2	16.0	0.5
WALL 3	9.0	0.0
WALL 4	12.7	0.0
WALL 5	13.4	0.3
WALL 6	10.0	4.0
WALL 7	14.5	0.5
WALL 8	10.5	0.5
WALL 9	16.5	0.0
WALL 10	18.4	0.0
WALL 11	10.0	0.5
WALL 12	10.0	0.0
WALL 13	14.0	0.0
WALL 14	10.0	0.1
WALL 15	37.8	0.0
WALL 16	4.0	1.0
WALL 17	11.9	0.5
WALL 18	6.0	0.0
WALL 19	3.0	0.0
WALL 20	4.0	0.0
WALL 21	4.5	0.0
WALL 22	4.0	0.0
WALL 23	6.0	0.0

*WALL HEIGHTS SHOWN IN THE ABOVE TABLE REFER TO EXPOSED WALL HEIGHT AND DO NOT INCLUDE BELOW GRADE BLOCKS/FOOTINGS.

GRAPHIC SCALE 0 30 60 120
1" = 60 FEET



PARKING STRUCTURE BOTTOM LEVEL

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ONE INCH AT FULL SIZE

Civil Engineers
Structural Engineers
Landscape Architects
Community Planners
Natural Resource Ecologists
Land Surveyors
Neighbors
AHBL
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SPOKANE · TRI-CITIES
2215 North 30th Street, Suite 300 Tacoma, WA 98403
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TODD CHRISTOPHER SAWIN
STATE OF WASHINGTON
46416
REGISTERED
PROFESSIONAL ENGINEER

	REVISIONS	DATE
2	LAND USE COMMENTS	8/25/21
1	LAND USE COMMENTS	5/21/21

SITE DEVELOPMENT PERMIT DRAWINGS

ISSAQUAH SCHOOL DISTRICT NO. 411

ISSAQUAH HS #4 AND ES #17

4221 228TH AVE SE; ISSAQUAH, WA 98029

JOB NO: 1802
ISSUE DATE: 09.25.2020

Jurisdiction Stamp Area

SEPA SITE PLAN

C1.0 LU

B. Environmental Elements

1. Earth

A geotechnical report was completed which contains analysis and preliminary recommendations for site preparation, grading, types of suitable foundations and floors, allowable foundation soil bearing pressure, anticipated foundation and floor settlement, drainage considerations, pavement recommendations, construction of athletic fields, and infiltration feasibility. The field study included advancing 40 exploration pits and 12 exploration borings at the site which was supplemented by 20 additional exploration pits completed at the site for previous geotechnical studies by Terra Associates, Inc. (Terra) in July 2015 and by Earth Solutions NW (ESNW) in May 2014. It concludes the proposed project is feasible provided the recommendations within the report are followed (see Appendix A1).

A Landslide Hazard Assessment was also completed which assesses the landslide hazard potential associated with the proposal. There were no geomorphologic indications of historic landslide activity observed. The risk of damage by land sliding on the steep slope on site is low under both static and seismic conditions, with minimum calculated factors of safety exceeding the minimum acceptable value in the IMC (see Appendix A2).

a. General description of the site:
Slopes vary across the site.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?
Portions of the site have isolated slopes of approximately 50 percent along 228th Avenue SE.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Geotechnical explorations completed by AESI and others to date at the site generally encountered granular, glacial sediments underlain by weathered sedimentary rock. Fine-grained glacial sediments and/or glacially consolidated non-glacial sediments were also encountered in some locations. In some areas of the site, the natural deposits were overlain by fill soils.
According to the USDA's National Resource Conservation Service mapping service a majority of site is Urban land (Ur), minority of site is Alderwood gravelly sandy loam 8 to 15 percent slopes and 15 to 30 percent slopes (AgC and AgD). A small portion of land is identified as Beausite gravelly sandy loam 15 to 30 percent slopes (BeD).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no indications or listing of unstable soils in the immediate vicinity. Most adjacent areas have been developed. All disturbed areas on the site will be stabilized to prevent erosion of the existing and proposed slopes. New fills will be placed and compacted per the geotechnical engineer's recommendations to ensure a stabilized site following construction.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Proposed grading to utilize on-site soils, base rock and structural fill to the maximum extent practical to balance the site and reduce construction costs. The project proposes to move approximately 300,000 cubic yards of soil onsite with a net export of approximately 50,000 cubic yards. The materials for construction will be sourced from nearby gravel pits and export will return to these locations or neighboring projects needing soil as part of their construction.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, erosion could occur because of site work associated with clearing and/or construction. However, the implementation of a temporary sediment and erosion control (TESC) plan using Best Management Practices will be implemented to mitigate impacts.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Roughly 67 percent of site will be covered with impervious area. This includes building area, drives, sidewalks, paved plazas, athletic turf and track.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Measures required by current code

- **A TESC plan will be submitted to the City of Issaquah as part of permit review exhibiting BMP erosion control methods. The project will obtain an NPDES Permit for construction stormwater under the Department of Ecology. These permits require site construction stormwater measures be implemented to ensure stormwater leaving the project site is properly controlled. The control methods proposed for this project including protection of existing vegetation, preservation of existing hard surfaces for construction, soil stabilization, covering of stockpiles, silt fencing, straw waddles, compaction of fill, interceptor ditches, sediment ponds, and minimizing wet weather earthwork. The geotechnical report and project Stormwater Pollution Prevention Plan outline additional controls that may be implemented on an as needed basis.**

- **A TESC plan will be submitted to the City of Sammamish along with necessary permits for any work along 228th Avenue SE.**

2. Air

A Greenhouse Gas Emissions Worksheet was completed for the project which considered embodied emissions, energy emissions, and transportation emissions to come up with the lifespan emissions for the building and pavement on site (see Appendix I)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Construction would result in a temporary increase in air pollution, including emissions from equipment and dust from construction activities. Most diesel equipment uses low sulfur fuel. Contractors will be encouraged to use low sulfur diesel or alternative fuel sources. Post-construction emissions would include emissions from vehicle trips associated with the use of the schools and maintenance equipment used for the grounds and field.

Lifespan greenhouse gas emissions estimate for the proposed New Issaquah High School #4 and Elementary School #17 project would be approximately 384,154 MTCO2e (see Appendix I).

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no known off-site sources of emissions or odor that may affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Measures required by current code

- **A variety of best practices will be employed to reduce or control emissions during construction such as maintaining all construction equipment in good mechanical order to minimize exhaust emissions; minimize idling of diesel engines; suppressing construction dust by utilizing water sprays and other methods; loading construction trucks entering or leaving the site in a manner that prevents dropping of materials or debris on the street.**

- **The District will comply with all applicable regulations of the US Environmental Protection Agency (EPA) and the Washington State Department of Ecology (Ecology) as to bus and vehicular emissions. A permit from the Puget Sound Clean Air Agency will be obtained.**

Additional design mitigation measures

- **After construction no idling will be allowed in the queue for student pick-up and drop-off (a practice in place currently at other ISD schools and enforced by on-site staff). Based on guidance from the Department of Ecology, a Greenhouse Emissions Worksheet was completed (see Appendix I).**

3. Water

A Critical Area Study and Wetland Mitigation Plan was completed which documented and analyzed wetlands, streams, and wildlife, including wetland and stream classification. Two small Category IV wetlands (Wetland B and Wetland C) were identified on site. Wetland B is a small forested depressional wetland 280 square feet in size located in the southern portion of the subject. Wetland C is a small emergent slope wetland 1,806 square feet in size that is located along the southern access road within an existing unmaintained ditch. Given their small size, as well as the disturbance created by nearby development, the on-site critical areas provide relatively low-quality wildlife habitat. Mitigation sequencing from the IMC were assessed and mitigation is proposed for the impacted Wetland C including protecting significant trees, no impact to Wetland B is proposed (see Appendix B1).

An updated Critical Area Study and Wetland Mitigation Plan report was completed six months later which changed the mitigation measures recommended for the impacted wetland. To construct a cohesive, compact, combined elementary and high school campus with adequate parking, the impacts to Wetland C are unavoidable and will be permanent. Tree preservation is no longer utilized (per City comment) as mitigation, instead purchasing credit from the East Lake Sammamish Mitigation Bank (ELSMB) at a 1:1 ratio for a total of 0.04 credits is proposed. Given the close proximity of this bank to the proposed project, the ELSMB is the most suitable location for the proposed project's compensatory mitigation requirements (see Appendix B2).

An addendum report was prepared which addresses the proposed project's compliance with IMC sections 18.10.700 and 18.10.710. These sections concern avoiding and minimizing wetland impacts. The proposed site layout reduces the overall impact to the site compared to previous site plans, however the impact to Wetland C is necessary, unavoidable, and is the least amount of impact feasible to construct the new school campus. A Nationwide Permit for this project was issued by the U.S. Army Corps of Engineers on January 14, 2021. The Corps made a determination of "No Effect" for this project and stated no further coordination with the WA State Department of Ecology was necessary (see Appendix B3).

Wetland Resources, Inc also prepared a memo that identifies stormwater impacts to Laughing Jacobs Creek that would result from the proposal. The stormwater system design includes matching flow rates leaving the site to pre-development, discharging in the same location, collecting and treating stormwater to reduce pollutants and sediment, detaining stormwater underground, and metering the volume of water released. Due to these components, the memo found that the project will not have a negative impact of fish habitat in Laughing Jacobs Creek (see Appendix B4).

A stormwater technical information report was prepared that analyses existing site hydrology, developed site hydrology, and facility sizing as well as off-site analysis, wetland protections, utilities and special reports and studies. The stormwater system will manage the anticipated runoff volumes based on the design criteria of the Department of Ecology *Stormwater Management Manual for Western Washington* as amended in December 2014 *Stormwater Management Manual for Western Washington* and the City of Issaquah 2017 *Stormwater Design Manual Addendum* (see Appendix B5).

A stormwater technical information report was prepared to analyze stormwater facilities associated with right-of-way improvements. The site has been designed to meet the 2016 KCSWDM. The site incorporates stormwater management and water quality facilities to treat stormwater draining from the site. Stormwater calculations and modeling were prepared to conform with King County standards (see Appendix B6).

A memo was prepared by AHBL, Inc. to provide information regarding the stormwater system on the project site as it relates to Laughing Jacobs Creek. It states that the project will match natural discharge locations as required by the Stormwater Manual. The proposed detention system also includes additional filtration that will trap sediment from stormwater for all stormwater as a secondary form of treatment; although not required, this system will trap things like pine needles and sediment that could come from the roof areas. As a result of this system, the water leaving the site will be cleaner than the runoff leaving the site in current conditions. The memo analyzes the project and stormwater manual and concludes the project will have no adverse impacts to Laughing Jacobs Creek and that no additional mitigation of stormwater is proposed by the project (see Appendix B7).

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
The site is 2,000 feet from Laughing Jacobs Lake, a small body of water northeast of the site. Laughing Jacobs Creek is located approximately 800 ft southeast from the site and flows southwest from Laughing Jacobs Lake. King County identifies the stream as a "2S" which is a non-shoreline salmon-bearing stream, and Washington State Department of Natural Resources identifies it as Type-F (fish-bearing). Salmon use the downstream segment of Laughing Jacobs Creek, and both Coho and sockeye salmon have a documented presence. The upstream segment of the stream nearer to the site does not have a documented or modeled salmon presence. The proposed stormwater system has been designed to maintain hydrologic flows to Laughing Jacobs Creek by matching the flow rates leaving the site to pre-development rates and discharging water to the current discharge location. The stormwater will be collected prior to releasing it downstream to reduce pollutants and sediment moving through downstream systems. Stormwater will be detained underground, and the system will keep the water temperature as low as possible. The volume of water released from the site will be metered to prevent erosion and flooding damage from large storm events downstream of the site. Considering these components of the proposed stormwater management system, this project will not have a negative impact on fish habitat in Laughing Jacobs Creek.

There are two small Category IV wetlands (Wetland B and Wetland C) present on the subject site. Wetland B is a closed depression 280 square feet in size and is located the southwest corner of the site. Wetland C is 1,806 square feet in size and is located in the southern portion of the site adjacent to an existing access road. At the downslope end of Wetland C, water enters a culvert and flows to the south into existing stormwater management infrastructure. Please refer to the *Critical Area Study and Wetland Mitigation Plan*, dated July 10, 2020 and prepared by Wetland Resources, Inc for additional information about the on-site wetlands.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Wetland C will be filled as part of the proposed development plan. Work will be done within 200 feet of Wetland B. Construction measures to ensure this area remains undisturbed will be provided during construction. These measures include surveying to clearly define limits, site fencing, silt fence, and seeding to stabilize exposed earth outside Wetland B to ensure sediment laden runoff does not enter the wetland. A Nationwide Permit for this project was issued by the U.S. Army Corps of Engineers (Corps) on January 14, 2021. The Corps made a determination of "No Effect" for this project and stated no further coordination with the Washington State Department of Ecology was necessary (see Appendix B3).

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
Eighty cubic yards (80 CY) of cut and 30 CY of fill for a net 50 CY of cut will occur from Wetland C. Any soil placed in Wetland C will come from onsite sources. No onsite soil with lead contamination will be used as a source of fill material. The project will comply with the Model Toxics Control Act (MTCA).

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
According to FEMA flood map 53033C0685F, the proposed project is not within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No water will be withdrawn from the ground.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
No waste material will be discharged into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
The source of run off includes surface water from existing vegetated areas and the proposed portions of the site including rooftops, parking and driveways, pedestrian walks and plazas, fields, and landscape areas. Runoff generated from site surfaces will be collected by catch basins and conveyed to several detention systems located throughout the site. The detention systems will then discharge to a mechanical treatment system providing enhanced treatment before outfalling at the existing outfall locations onsite. The downstream conveyance systems will convey this runoff to the existing discharge location in Laughing Jacobs Creek. As outlined in the Technical Information Report, the onsite stormwater will be designed to the Department of Ecology Stormwater Management Manual requirements and amendments as adopted by the City of Issaquah. As outlined in the Preliminary Frontage Technical Information Report, all runoff from the required right of way improvements within 228th Avenue SE will be designed to the King County Surface Water Manual requirements and amendments as adopted by the City of Sammamish. Both systems are designed to treat water to an enhanced level and match runoff rates to that of a pre-developed, forested condition for discharge. Separate permits will be obtained for any work within the City of Sammamish.

2) Could waste materials enter ground or surface waters? If so, generally describe.
The storm system will be equipped with appropriate presettling and spill control devices to keep waste materials from entering ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
The existing drainage outfall locations, including those in the 228th Avenue SE ROW, will be maintained up to the design stormwater event. In extreme events an alternate overflow path for the western basin is proposed and described in section d below. This overflow path revises the City conveyance system utilized for flows but does not change the discharge location to Laughing Jacobs Creek and as a result is not a change in the natural drainage discharge from the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Measures required by current code

- **Stormwater quantity and quality control devices for the site will be provided in accordance with the Department of Ecology *Stormwater Management Manual for Western Washington* as adopted by the City of Issaquah. As required by this manual, the project intends to match predeveloped runoff to basins from the site. As part of construction, the project will provide flow control systems to detain runoff and release it at a rate to match flow patterns from the site to the pre-developed (forested) conditions, an improvement over the existing site conditions. Note that the onsite soils are not suitable for infiltration, although this option was explored extensively as a cost saving idea. The project will also provide treatment of stormwater from pollution generating surfaces prior to discharge. To comply with City of Issaquah Code requirements to maximize the usable areas of the site, all stormwater detention and treatment will be provided below ground in vaults, tanks, and other proprietary systems.**

- **The overflow system for the site has been designed in accordance with the stormwater manual with some additional improvements to the western basin that currently drains to the adjacent Providence Point Community property ("Providence Point") and stormwater system. For storm events larger than the 100-year event a separate overflow to the City of Issaquah system in 228th Avenue SE right of way is proposed. This overflow will allow the project to reduce overflow rates to the Providence Point stormwater system when comparing the developed flows to the project site's historic rates when Providence Point's stormwater systems were constructed. The overflow from the eastern basin will go to existing ditches along 228th Avenue SE and continue north into the City of Sammamish stormwater systems, all as consistent with existing conditions. The downstream systems for this alternative overflow converge within the man-made portion of the conveyance system prior to discharge to Laughing Jacobs Creek and as a result this is not a change to the natural discharge in compliance with the stormwater manual.**

- **The frontage improvements to 228th Avenue SE are located within the City of Sammamish and will meet the requirements of the *2016 King County Surface Water Design Manual* and the Sammamish Addendum to the 2016 KCSWDM. This system is also anticipated to utilize below ground detention and treatment systems due to existing site constraints.**

- **The entirety of Wetland C will be impacted by the proposed development. After development of the proposed project, all stormwater runoff within the area of Wetland C will also be collected by existing or proposed stormwater infrastructure. The proposed stormwater plan is designed to meet current water quality standards. No loss of hydrologic or water quality functions will occur as stormwater runoff within the area of Wetland C currently enters stormwater infrastructure and will be managed by stormwater infrastructure after development as well. Impacts to Wetland C will also be mitigated offsite through the purchase of 0.04 credits from the East Lake Sammamish Mitigation Bank (ELSMB) for the 0.04 acres of permanent wetland impact. The ELSMB was chosen for its close proximity to the project site. All ELSMB credits were approved for release following construction, and completion of monitoring, which demonstrated the bank's performance standards have been met. Mitigation credit ratios at the ELSMB have not been set, so a 1:1 impact to credit ratio was proposed for this project. The proposed ratio is higher than that required by the Keler Farm Mitigation Bank (0.85:1). A Mitigation Bank Use Plan for ELSMB was submitted and approved by the US Army Corps of Engineers.**

Participation in the offsite mitigation bank was pursued because the onsite creation of additional wetland area would have resulted in a substantial reduction in the number of significant trees onsite and reduce wildlife habitat quality. The loss of Wetlands C's functions and values is offset by purchasing credits at a 1:1 ratio from a mitigation bank in close proximity. The bank creates a larger site with greater water quality and ecological value than exists within Wetland C.

Additional design mitigation measures

- **The proposed detention system also includes additional filtration that will trap sediment from stormwater for all stormwater as a secondary form of treatment. Although not required this system will trap things like pine needles and sediment that could come from the roof areas. As a result of this system, the water leaving the site will be cleaner than the runoff leaving the site in current conditions.**

4. Plants

An updated Critical Area Study and Wetland Mitigation Plan report was completed six months later which changed the mitigation measures recommended for the impacted wetland. In order to construct a cohesive combined elementary and high school campus with adequate parking, the impacts to Wetland C are unavoidable and will be permanent. Tree preservation is no longer utilized (per City comment) as mitigation, instead purchasing credit from the East Lake Sammamish Mitigation Bank at a 1:1 ratio for a total of 0.04 credits is proposed. Given the close proximity of this bank to the proposed project, the ELSMB is the most suitable location for the proposed project's compensatory mitigation requirements (see Appendix B2).

An addendum report was prepared which addresses the proposed project's compliance with IMC sections 18.10.700 and 18.10.710. These sections concern avoiding and minimizing wetland impacts. The proposed site layout reduces the overall impact to the site compared to previous site plans, however the impact to Wetland C is necessary, unavoidable, and is the least amount of impact feasible in order to construct the new school campus. A Nationwide Permit for this project was issued by the U.S. Army Corps of Engineers on January 14, 2021. The Corps made a determination of "No Effect" for this project and stated no further coordination with the WA State Department of Ecology was necessary (see Appendix B3).

Tree Evaluation and Retention Report was conducted in 2019 and updated in 2020. The report concluded that trees on site are generally in poor condition for the most part largely due to recent dryer years, environmental pressures in forested areas, a shift in weather patterns and sprouting too close together. Recommendations were given for protection of existing trees, planting of new trees, monitoring trees, and mitigation. The August 2020 report update reevaluated the trees and confirmed the above findings, and stated the trees designated for retention are likely to remain windfirm, but all trees should continue to be monitored (see Appendix C1).

An updated arborist report to the 2019 and 2020 reports was completed in April 2021. Trees on site were generally found to be in poor condition for the most part largely due to recent dryer years, environmental pressures in forested areas, a shift in weather patterns, and sprouting too close together. The city typically requires that 25 percent of the existing tree DBH is retained when a site is developed. In this case the retained DBH is approximately 23 percent; however, due to the condition of the trees on site and how many trees should be removed due to declining conditions, this number is realistic for project. Recommendations were given for protection of existing trees, planting of new trees, monitoring trees, and mitigation (see Appendix C2).

a. Check the types of vegetation found on the site:

_X_ deciduous tree: alder, maple, aspen, other
_X_ evergreen tree: fir, cedar, pine, other
_X_ shrubs
_X_ grass
____ pasture

_____ crop or grain
_____ orchards, vineyards or other permanent crops.
_X_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____ water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation

Vegetation on the site includes: big leaf maple (*Acer macrophyllum*), western red cedar (*Thuja plicata*), Douglas fir (*Pseudotsuga menziesii*), alder (*Alnus rubra),* black cottonwood (*Populus balsamifera*), cascara (*Frangula purshiana*), salmonberry (*Rubus spectabilis*), Himalayan blackberry (*Rubus armeniacus*), bracken fern (*Pteridium aquilinum*), sword fern (*Polystichum munitum*), reed canarygrass, (*Phalaris arundinacea*) and soft rush (*Juncus effuses*), and trailing blackberry (*Rubus ursinus*).

b. What kind and amount of vegetation will be removed or altered?
Many existing trees and ornamental plants will be removed to make room for proposed improvements. The project has been designed to retain a large number of mature trees along 228th Avenue SE to provide a buffer from the road as well as continue to stabilize the existing slope in this area. In addition, numerous mature trees will be retained along all north, west, and south property lines as part of the tree save plans. Approximately 23 percent of all the existing trees onsite will be maintained. New landscaping onsite will include buffer plantings and trees to meet the City of Issaquah requirements for replacement trees. Off-site mitigation is permitted by code, but not anticipated as necessary for the project.

The entirety of Wetland C, an 1,806 square foot Category IV wetland located in a roadside ditch, will be impacted by the proposed development. It only contains emergent vegetation and lacks vegetation diversity the dominant vegetation in the on-site portion of the wetland is reed canarygrass (*Phalaris arundinacea*; FACW) and soft rush (*Juncus effuses*; FACW).

c. List threatened and endangered species known to be on or near the site.
According to the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species on the Web*, there are no known threatened or endangered plant species on or near the proposed development footprint.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Measures required by current code

- **New landscape plants in accordance with Issaquah Municipal Code will be provided in addition to retaining some existing trees and vegetation. Wetland B and its existing buffer will remain in an undisturbed and natural state to preserve existing vegetation.**

- **The entirety of Wetland C will be impacted by the proposed development. Impacts to Wetland C will be mitigated offsite through the purchase of 0.04 credits from the East Lake Sammamish Mitigation Bank (ELSMB) for the 0.04 acres of permanent wetland impact. Mitigation credit ratios at the ELSMB have not been set, so a 1:1 impact to credit ratio was proposed for this project. A Mitigation Bank Use Plan for ELSMB was submitted and approved by the US Army Corps of Engineers. This mitigation bank is located northeast of Laughing Jacobs Lake, across Issaquah-Pine Lake Road SE, in close proximity to the project site. Through the purchase of approved credits, all functions and values lost through impacting Wetland C will be replaced within the East Lake Sammamish Basin watershed. The critical areas reports referenced above (Appendices B2 and B3) provide further detail on impacts to and mitigation for Wetland C.**

Additional design mitigation measures

- **While not required by code, the Project will include additional buffering along the north and west property boundaries. As shown on the landscape plans, this buffering will employ new and existing trees and vegetation as part of the landscaping of this area.**

e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan blackberry and reed canary grass are present on the site.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.
Examples include:
birds: hawk, heron, eagle, songbirds, other: _____
mammals: deer, bear, elk, beaver, other: _____
fish: bass, salmon, trout, herring, shellfish, other: _____

Black tailed deer (*Odocoileus hemionus columbianus*) are regularly observed on the site. Other mammalian species expected to occur on the subject site include gray squirrels (*Sciurus* spp.), Douglas squirrels (*Tamiasciurus douglasii*), eastern cottontail rabbits (*Sylvilagus floridanus*), moles (*Scapanus spp.*) and raccoons (*Procyon lotor*). Given the avian activity observed on the site and the habitat available nearby, it is expected that the following avian species use the area: American Crow (*Corvus brachyrhynchos),* American Robin (*Turdus migratorius*), Steller's Jay (*Cyanocitta stelleri*), Black-capped Chickadee (*Poecile atricapilla)*, Dark-eyed Junco (*Junco hyemalis*), Song Sparrow (*Melospiza melodia*), Pacific Wren (*Troglodytes pacificus*), and Spotted Towhee (*Pipilo maculatus*).

These lists are not meant to be all-inclusive and may omit species that currently utilize or could utilize the site.

The site discharges to Laughing Jacobs Creek and this system is known to have aquatic life including but not limited to Kokanee Salmon, Chinook Salmon, Coho Salmon, and cutthroat trout.

b. List any threatened and endangered species known to be on or near the site.
According to the Washington State Department of Fish and Wildlife (WDFW) mapping services, there are no threatened or endangered animal species on or near the project site. While not on the site, the project discharges to Laughing Jacobs Creek which is known to contain Coho and sockeye Salmon. The site and surrounding areas are identified as potential Townsend's big-eared bat (Corynorhinus townsendii) habitat. However, no nearby roosts are identified on official PHS maps provided by WDFW.

c. Is the site part of a migration route? If so, explain.
The Puget Sound region is part of the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:
Measures required by current code

- **As part of the proposed development plan, 51,000 square feet of forested area will be preserved adjacent to Wetland B in the southwest area of the site. The site will maintain vegetated/treed buffers around the perimeter ranging from 20' to 80'. The total tree save area on the site is 188,000 square feet.**

- **Offsite mitigation in the East Lake Sammamish Mitigation Bank is proposed for Wetland C impacts.**

- **Stormwater leaving the site would be treated to an enhanced level and flow control is provided to match runoff rates from the developed site to a forested condition. These improvements will minimize stormwater impacts to Laughing Jacobs Creek and the wildlife that use its waters.**

e. List any invasive animal species known to be on or near the site.
No invasive animal species are known to be on the site though there could be rodents, mice, etc. present.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity and natural gas will be extended to the new buildings to be used for heating, lighting and general electrical needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, the proposal is not anticipated to affect the potential use of solar energy by adjacent properties

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Measures required by current code

- **LED Lighting, daylighting and energy conservation outlets and controls, and reduced air infiltration are to be installed.**

- **The project will comply with the current energy code, and the Washington Sustainable School Protocol (WSSP). The WSSP is a green building guide for new and modernization school projects in Washington State. Some of the Washington Sustainable School Protocol elements this project will include are daylighting of classrooms, future classroom expansion areas, future electric vehicle charging stalls, and outdoor classroom areas.**

7. Environmental Health

PBS performed limited lead surveys of soils in the area beneath and surrounding the Water Tower and associated ground structures were performed. Analytical results from discrete soil samples collected at the property in association with planned improvements identified lead concentrations above the adopted clean up criteria level for lead contamination at one location. Lead concentrations at or above the adopted criteria for "dangerous waste" characterization were identified at the same and two additional sample locations. PBS recommends treating soils from the footprint of the water tower area as lead contaminated to a depth of approximately 12" below ground surface. Any soil removed from this area during construction should be segregated and stockpiled until it can be sampled, characterized for disposal, and properly disposed of at a facility permitted to accept such material (see Appendix D1).

A site reconnaissance was performed by AESI as part of the Phase 1 Environmental Site Assessment. No staining, adverse odors, stressed vegetation, or any other indications of improper storage or release of hazardous substances or petroleum products were observed at the Subject Property. One propane aboveground storage tank (AST) was observed inside of the fenced former water tower. The Washington State Department of Ecology (Ecology) has records of the removal of a 500-gallon heating oil underground storage tank (UST) and a cleanup under the Voluntary Cleanup Program of soil contamination from polynuclear aromatic hydrocarbons (PAHs) in a former detention pond for stormwater runoff. The 500-gallon heating oil UST was removed on June 21, 2007. Ecology records reviewed include a No Further Action (NFA) letter dated December 5, 2007. Ecology records show that the former detention pond was successfully remediated, and records reviewed include an NFA letter dated December 5, 2007. There was one identified recognized environmental condition (REC) on site, PBS Engineering and Environmental, Inc. documented the presence of lead contamination in soil in the vicinity of the former water tower to a depth of 12 inches

below ground surface. Concentrations ranged from below detection to 1,500 milligrams per kilogram (mg/kg) within and adjacent to the perimeter fence around the former water tower. There were two business environmental risks identified at the Subject Property: 1. There was no documentation of the successful removal of the six vaulted polychlorinated biphenyl (PCB) transformers from Buildings C and E in August 2018. 2. The soil in the area where the three USTs were removed on October 3, 1996 may have been impacted through normal activities over the 30 years they were in operation. In addition, the fourth, exempt UST was removed in December 2007 and received an NFA decision from Ecology. These four USTs therefore represent a business environmental risk during construction. The planned remediation of the lead-contaminated soil in the vicinity of the former water tower slated for May 2022 is warranted. No assessment beyond that remediation appears warranted at this time (see Appendix D2).

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
Environmental health hazards that are likely to be present during construction would include gasoline and diesel fuels, hydraulic fluids, oils, lubricants, and other chemical products associated with construction equipment. A spill of one of these chemicals could potentially occur during construction as a result of either equipment failure or worker error.

Lead contamination is known to be on site according to the Water Tower Lead in Soil Screening report prepared by PBS in March 2020. The soils in the vicinity of the existing water tank will be treated as lead contaminated. The Phase 1 Environmental Assessment performed by Associated Earth Sciences, Inc. identified one recognized environmental condition (REC) on site, the documented the presence of lead contamination in soil in the vicinity of the former water tower to a depth of 12 inches below ground surface (as identified by PBS Engineering and Environmental, Inc.).

1) Describe any known or possible contamination at the site from present or past uses.
Washington State Department of Ecology "What's in My Neighborhood" database shows no known contamination on or within 0.5 miles of the project site.

Lead contamination is known to be on site per the Water Tower Lead in Soil Screening prepared by PBS in March 2020. The soils in the vicinity of the existing water tank will be treated as lead contaminated.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
The National Pipeline Public Mapping System does not identify any pipelines within the project area or in the vicinity.

Lead contamination is known to be on site per the Water Tower Lead in Soil Screening prepared by PBS in March 2020. The soils in the vicinity of the existing water tank will be treated as lead contaminated and processed in accordance with Model Toxics Control Act (MTCA) requirements and done to meet best management practices.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
There will be a diesel generator at the high school with a 755-gallon diesel tank. It is expected some potentially hazardous materials will be stored on site to support science classes.

4) Describe special emergency services that might be required.
No special emergency services will be required other than those normally provided to school sites such as police and fire protection. A separate emergency/fire access is provided around the high school and elementary school as shown on the site plan.

5) Proposed measures to reduce or control environmental health hazards, if any:
Measures required by current code

- **The site would be well managed during construction with safety standards implemented. At the project completion, the site would provide excellent access to all structures, and fire and safety provisions would be incorporated into the building operation and design. There would be adequate fire flow for the school.**

- **The following design measures were included to aid in reducing and controlling environmental health hazards:**

    - **A fuel tank for the generator will be provided onsite. This tank is equipped with spill control devices and will be placed on a concrete pad to ensure that no discharge of fuel to the ground is allowed. The tank will be filled by a fuel truck and will utilize best management practices for fueling when filling the tank.**

    - **Garbage storage will be covered with roofs and a drain connected to the sanitary sewer system will be provided in case of spill.**

    - **Hazardous materials stored on site in support of science classes will have documentation containing chemical hazard information kept and made available on site. No other storage of materials creating health hazards are anticipated at this time. Any other material storage onsite would utilize best management practices to ensure no health hazards are presented.**

- **Removal of the water tower will be done to comply with MTCA requirements and done to meet best management practices to protect workers and not release lead into the environment due to site disturbance.**

- **Thorough investigation, abatement consistent with State and Federal requirements by a qualified professional, and incorporation of any recommendations for long-term monitoring or other follow-up will be done and further investigations conducted to definitively document the extent (area and depth) of contamination. Preparation and adherence to a Lead in Soils Management Plan, as recommended by PBS in the Soil Screening Summary dated March 3, 2020 will occur. The Lead in Soils Management Plan will include text stating the contractor will be responsible for enforcing provisions of the plan to ensure a safe work environment (e.g., worker protection and use of PPE, housekeeping, engineering controls, etc.) as specified in the PBS Soil Screening Summary. Any soil removed from this area during construction will be segregated and stockpiled until it can be sampled, characterized for disposal, and, as needed, properly disposed of at a facility permitted to accept such material. During wet weather events the stockpiling of contaminated soils on the site is prohibited. No contaminated soils will be used onsite except as specified in an abatement plan prepared by a qualified professional. Issaquah School District will notify the Department of Ecology of the contamination prior to issuance of construction permits on the site and provide documentation of developments related to contamination to protect the public health. On-site work will be suspended per IMC 16.26.150 if contamination of site soils is encountered to an extent previously unknown.**

b. Noise
A noise study was prepared which analyzed noise anticipated to be generated by the proposal. Three models were generated to predict nighttime and daytime sound levels. The nighttime model predicted sound levels for the peak nighttime hour (6:00 am to 7:00 am). The daytime model was split between peak traffic at the HS (7:00 am to 8:00 am) and peak traffic at the ES (8:15 am to 9:15 am). Because the schools start at different times, the Project will experience two different peak traffic hours that require separate models. Sound levels for stationary equipment and on-site traffic routes are anticipated to

comply with Issaquah Municipal Code and Sammamish Municipal Code sound level limits and regulations. Mitigation to reduce sound levels at the southern property line include prohibiting pre-trip bus inspections between 10:00 pm and 7:00 am. Pre-trip bus inspections should not take place during these nighttime hours. Pre-trip inspections should only take place during daytime hours, between 7:00 am and 10:00 pm (see Appendix E1).

An addendum to the Noise Study dated September 2, 2020, was prepared to update the traffic routes, elementary school location, baseball field, and redesign of the high school parking garage as part of the model used to predict sound levels. The redesign was found to comply with local regulatory criteria and no additional mitigation measures were proposed (see Appendix E2).

A noise memo was prepared that summarizes sound levels associated with the football field proposed for the project. With all 24 loudspeakers operating at the same time, sound levels at neighboring property lines are expected to exceed code limits by up to 21 dB. The memo recommends sound level measurements of the PA system be made after its installation to adjust the speaker sound levels to meet code and then set a limiter once the appropriate sound levels are determined (see Appendix E3).

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
According to the Noise Study prepared by the Greenbusch Group, Inc. there are no off-site sources of noise that will impact this proposal. The primary source of noise in the area is generated from vehicular traffic adjacent to the property. Ambient noise measurements show that measured sound levels at the site are below WAC thresholds for noise impacts at the site.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Temporary, short-term noise impacts typical of construction projects will occur with operation of equipment during construction. This includes generator testing for regular maintenance. Noise levels would vary due to the type and usage of the equipment. The District is sensitive to the impact construction can have on surrounding uses and has worked directly with neighborhoods on other school construction projects and will do so here. In any case, noise levels will not exceed the levels allowed per IMC Chapter 18.07.136.

Long-term noise will be typical of that associated with a high school and elementary school, including vehicular and school bus noise (which is most prevalent at school start and stop times), building operations (e.g., mechanical equipment, transformers, etc.), and noise from student activity. Truck deliveries will be minimal. The noise of students playing sports in the outdoor areas will occur during various times throughout the school day and during scheduled practices times. The applicable sound level limit is 57 dBA. The nighttime sound level limit is 47 dBA. The PA system will be tuned and operated in a manner to not exceed the City's noise ordinance. The noise levels at property lines will be measured on an annual basis during sporting events to ensure the site is operating within the allowed noise levels. All other predicted noise falls below that limit. Predicted noise levels, according to the Noise Study prepared by The Greenbusch Group, are as follows (see Appendix E2 for details):

Property line	Predicated High School Daytime Sound Levels	Predicated Elementary School Daytime Sound Levels	Predicted Peak Nighttime Sound Levels
North	32	31	27
Northeast	36	35	32
East	39	47	39
Southeast	39	39	37
South	53	52	45
Southwest	45	45	40

Property line	Predicated High School Daytime Sound Levels	Predicated Elementary School Daytime Sound Levels	Predicted Peak Nighttime Sound Levels
West	40	40	40
Northwest	51	50	41

There will also be high school sporting events at the stadium and ballfields, which will include noise from spectators and announcers. Typical high school hours of operation are 7:00 am to 3:00 pm with sporting events typically occurring at varying times between 3:00 pm and 9:00 pm. In limited instances, sporting events may extend beyond 10:00 pm. The PA system will be turned off 15 minutes following the conclusion of sporting events. Typical elementary school hours of operation are 8:00 am to 4:00 pm. Weekend events typically occur between 8:00 am and 8:00 pm.

Practices generally occur directly after school hours and would not extend into the night. It is likely that varsity football games would be the most intensive use of the field and produce the most noise, these games typically occur at the home field on Friday nights twice a month during the fall and last approximately three hours.

Girls' soccer also occurs during the fall and would utilize the field for games at night, which occurs 0 to 2 times per week, the game lasts 90 minutes, and use of the field approximately two and a half hours. Boys' soccer would utilize the field during the spring, the games also occur 0 to 2 times per week depending on the season's schedule and utilize the field for the same amount of time. Tennis occurs during the fall and spring with matches typically beginning in the late afternoon and occur at the home courts 0 to 2 times per week depending on the season's schedule, length of time using the courts vary based on the number of players.

Baseball and softball both occur during the spring season with practices occurring daily and games occurring 1-2 times for each team during the week. Games typically last 1.5-2 hours. The fall season occurs from August to the beginning of November and the spring season occurs from the March to June. There is no PA system for the baseball and softball fields.

Community use of the fields may occur when not being used by the school. Typical uses of such facilities include team practices and games (soccer, football, lacrosse, baseball etc.) which would likely occur on weeknights and weekends. The community will not be allowed to use the PA system, the PA system will only be used for school sporting events.

Noise generated during sporting events will include, but is not limited to, unamplified human voices from the audience and players on the field and amplified human voices through the PA system. Unamplified human voices from the audience and players on the field are exempt from the provisions of the Washington Administrative Code (WAC) 173.60.040, per WAC 173.60.050. However, voices amplified by the PA system will need to comply with codified sound limits, which prohibits sound levels at neighboring properties from exceeding 57 dBA between 7:00 am and 10:00 pm. As indicated above, a noise memo (Appendix E3) was prepared that summarizes sound levels associated with the football field proposed for the project. With all 24 loudspeakers operating at the same time, sound levels at neighboring property lines are expected to exceed code limits by up to 21 dB; however, mitigation measures have been identified to reduce noise levels to comply with applicable sound limits (see below).

3) Proposed measures to reduce or control noise impacts, if any:

<u>Measures required by current code</u>

- **Construction noise only to occur during approved City ordinance hours and will be limited to the construction phase of the project.**

- **For long term noise, at the athletic field grandstand the operating power of the Community R1-94Z and Community R.5 COAX99T loudspeakers may be limited to 1W. Sound level measurements of the PA system will be made after its installation to adjust the speaker sound levels until they meet code at neighboring property lines. A limiter will be set for the speakers once the appropriate sound levels are determined.**

- **The public address system will be operated to comply with code limits at nearby property lines. The school public address system will not be used during nighttime hours, and all public address systems on-site will comply with maximum permissible noise levels per IMC 18.07.136. Generator testing, and testing of other outdoor equipment, will be limited to 7:00 am to 6:00 pm Monday through Friday.**

- **The noise levels at property lines will be measured on an annual basis during sporting events to ensure the site is operating within the allowed noise levels.**

<u>Additional mitigation measures identified</u>

- **Long-term school noise to generally occur within school operating hours. While current technology provides for muffled sound from mechanical units, as needed, rooftop noise barriers may be installed around mechanical units to further reduce sound levels at nearby properties.**

- **In areas where vehicular traffic passes near adjacent properties and near bus parking areas additional site buffer to the neighbors has been provided. This buffering includes existing trees and vegetation where practical and is augmented with new landscaping in areas where the buffers will be disturbed or existing gaps in vegetation exist.**

- **The School District will provide a reminder of the no idle policy at the beginning of the school year flier and posted on the district's website, and signs shall be installed that state "no idling" (with on-site staff enforcement). This practice is employed currently at existing schools throughout the District. Parking is proposed to be located centrally, away from site boundaries.**

- **The multi-purpose field grandstand, located in the center of the site, will have exterior walls on three sides and face away from nearby properties and toward 228th Avenue SE, which may reduce crowd noise at nearby residences. The speakers at the grandstand will be directed toward 228th Avenue SE and away from adjacent properties surrounding the project site.**

- **No community use of the public address system shall be permitted.**

- **The PA system will be turned off 15 minutes following the conclusion of sporting events.**

- **The PA system's volume control will remain secured to ensure that it is not tuned or adjusted in a manner that would exceed the City of Issaquah's noise standards (IMC 18.07.136).**

8. Land and Shoreline Use

A determination of nonsignificance (DNS) that was issued on the 2019 Issaquah Comprehensive Plan and Zoning amendments, which included redesignating the project site to Community Facilities – Facilities (see Appendix F).

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Currently, the site is largely vacant, with a water tower on site. The site was developed previously as an institutional campus with seven interconnected buildings, several minor auxiliary buildings, athletic fields, associated parking, a perimeter paved road, and internal paved and natural pathways. The site use varied over the years from a fully occupied residential women's college, a conference center, a nonresidential educational facility, an operating church, and miscellaneous leased uses. All of the structures on the site were demolished prior to the conveyance of the site to the District. Currently uses on the adjacent properties are low density residential.

Providence Point, a 55 and older residential community is located adjacent to the north, west, and south boundaries of the site. Single-family residential se is located to the east of the site, across 228th Avenue SE.

The proposed change in use will increase the levels of noise, light, and traffic on site compared to the existing vacant condition of the site. The proposed New Issaquah High School #4 and Elementary #17 Project would reflect a level of development and activity that is greater than the 55 and older residential community to the north/west/south and the single-family residential area to the east.

Under the IMC, CF zoning standards are designed so that CF-F uses will be compatible with existing uses. Specifically, the IMC envisions that CF uses will be subject to "general standards regarding aesthetics, height, and other development standards for community facilities which ensure compatibility of design, construction and scale, and minimize the impact of these facilities on surrounding uses." IMC 18.06.090.A. IMC 18.07.480 reiterates that the purpose and intent of the CF zone is to ensure compatibility of land uses and minimize the impact of public facilities on surrounding uses (IMC 18.07.480.A.1). Public schools in particular are subject to certain development standards, including floor area ratio, height, side and rear setbacks, build-to-line, and maximum impervious surface. See IMC 18.07.480.E.2.a; IMC Table 18.07.480.

Specific design measures incorporated to minimize impacts include siting the buildings and athletic facilities central on the site, providing landscape buffers around the perimeter of the site that exceed requirements, putting limiters on the speakers to keep the grandstand PA system at permissible levels, including exterior walls on three sides of the grandstand and facing it away from nearby residences towards 228th Avenue SE, ensuring adequate queuing room for vehicles, implementing a "no idling" policy and including fencing around the perimeter of the property.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?
No, the project site has not been used as working forest or farmland. No resource lands are proposed.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No.

c. Describe any structures on the site.
A water tower is present on site. There are no other structures currently on site (demolition of previous structures on site took place prior to the District's acquisition of the property).

d. Will any structures be demolished? If so, what?
Prior to the District's acquisition of the property, the former property owner demolished the previously existing structures located on the site. The water tower will be removed as part of this proposal.

e. What is the current zoning classification of the site?
Community Facilities – Facilities (CF-F) according to the City of Issaquah Zoning Map dated 02/04/2020.

f. What is the current comprehensive plan designation of the site?
Community Facilities according to the City of Issaquah Land Use Designations map dated 02/05/2020.

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable, the proposal development footprint is not within the shoreline jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
A sliver of the property along the southwest parcel boundary is designated by King County as an erosion hazard. This area was evaluated by the geotechnical engineer to ensure no hazard exists. The project proposes to maintain existing vegetation and no disturbance in this area.

The City of Issaquah Critical Aquifer Recharge Area Classification Map indicates a small portion of the site in the northeast corner along 228th Avenue SE is in a Class 3 Critical Aquifer Recharge Area.

The Critical Area Study and Wetland Mitigation Plan indicates a Category IV wetland in the southwest corner of the property and a Category IV wetland in the southern portion of the site adjacent to an existing access road.

Except as otherwise noted above, no critical areas are shown on critical areas maps by the City of Issaquah or other environmental studies completed as part of this project.

i. Approximately how many people would reside or work in the completed project?
The high school is designed at full buildout for approximately 1,823 students with approximately 150 faculty and staff. The elementary school is designed at full buildout for approximately 744 students with approximately 75 faculty and staff. Future portable~~s~~ classroom buildings and a building addition to the High School are included in these enrollment numbers.

j. Approximately how many people would the completed project displace?
No people will be displaced by the proposal. The site has been vacant for several years following the demolition of the Church and associated buildings that previously occupied the site.

k. Proposed measures to avoid or reduce displacement impacts, if any:
No specific measures proposed, as the proposal would not result in the displacement of any individuals.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Measures required by current code

- **The proposed project is a permitted use in the current zone (CF-F) and will comply with the requirements of the CF-F zone, as well as all other applicable local and state codes and guidelines. Submittals to be reviewed by the City of Issaquah (for land use and building permits) and Sammamish (for frontage improvements).**

Additional design mitigation measures

- **The orientation of building, location of athletic facilities, perimeter buffer widths exceeding requirements, extensive vehicular queuing length, limited PA system noise level, orientation of grandstand, and the location of parking structure and student drop-off/ pick-up area.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The proposal does not include housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
The proposal does not include eliminating housing units.

c. Proposed measures to reduce or control housing impacts, if any:
Not applicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest part of project will be the high school at 54'-6" at the theater fly loft. Exterior building materials include brick veneer, painted metal panel system, glass curtain wall, and composite panels.

b. What views in the immediate vicinity would be altered or obstructed?
Residents in adjacent homes in Providence Point will be able to see the school structures but the buildings will not affect or obstruct other views.

c. Proposed measures to reduce or control aesthetic impacts, if any:
Additional design mitigation measures (beyond code requirements)

- **The buildings have been sited to minimize impacts to neighboring properties by constructing the high school near 228th Avenue SE and away from most of the neighboring residences.**
- **The elementary school will be stepped into the hill to reduce the perceived size of the building from the neighboring properties.**
- **The project would use materials that are durable to minimize maintenance and be aesthetically pleasing. The terraced grading will be landscaped to create a welcoming pedestrian scale.**
- **Additional buffering along the north and west property boundaries is being provided to further reduce any perceived aesthetic impacts of the site. This buffering will employ new and existing trees and vegetation as part of the landscaping of this area. This additional buffering is not required under Issaquah's Land Use Code (Title 18) but being added voluntarily to the project.**

11. Light and Glare

Lighting System site plans analyze lighting impacts associated with the proposal. There is an electrical site plan of the site that depicts illumination throughout the site expressed in foot candles (see Appendix G1).

An associated memo explains the exterior lighting for the campus including, type, height, and light spill over. Most of the site's property lines have no light spill over (see Appendix G2).

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal would generate light and glare typical of a suburban public school campus. Glare may result from window surfaces. Interior lighting from the buildings may be noticeable. Exterior building lighting will be used for safety and security purposes. Lighting will also be used along sidewalks, street right of way, in the parking areas and in some of the landscaped areas. A photometrics analysis of exterior lighting for the schools indicates that the maximum exterior foot-candle (fc) level is 5fc. Additionally, the maximum spill over light level is 1 fc and most of the site property lines have no light spillover (0 fc). See Appendix G1 and G2 for details.

Athletic field lighting will be turned on during field use. Lighting will not be turned on earlier than 6:00 am and typically will be turned off by 10:00 pm. In limited instances, sporting events may extend beyond 10 pm. Lighting will be turned off 15 minutes following the conclusion of sporting events. This is most likely to occur during the school's fall sports season for girls' soccer and boys football games. This is anticipated to occur one to three nights per week depending on each sport's schedule for the season. There will be no lighting of the baseball and softball fields.

The lighting may also be used by the community if practices are scheduled to occur when lights will be needed. Community uses will comply with the 10:00 pm shut off time. These lights may be visible from neighboring properties, but no light spill is anticipated. See Appendix G3 for details on the proposed athletic field lighting. The athletic field and parking lot lighting will be directed away from the neighboring properties and equipped with cut off shields to limit light spill past property lines as required by the City of Issaquah Municipal Code. Light and glare from vehicle headlights accessing the site will likely occur when the site is being used in the early morning or at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
The lights for the athletic field will be visible from neighboring properties but no light spill is anticipated. This will not interfere with existing views due to the lights being turned on during low light and dark times. No safety hazards are anticipated by the proposed lighting.

c. What existing off-site sources of light or glare may affect your proposal?
No off-site sources of light or glare are expected to impact the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:
Additional design mitigation measures (beyond current code)

- **Building lighting will be controlled by timers to turn off after custodial work is completed each evening. As shown in the TFWB Engineer's lighting plan and photometrics project proposes lights for the roadways, pedestrian areas, parking lots, tennis courts, and athletic field but does not include any lighting of the baseball or softball fields.**

- **External site lighting, including at the athletic field, will use sharp cut-off LED lighting with shields as necessary to curtain spillage. Athletic field and track lighting will be shielded and directed away from neighboring properties and turned off following the end of a game or event and otherwise be turned off no later than 10pm. Additionally, exterior lighting fixtures will be controlled via a timed schedule.**

- **Parking area lighting will reduce to 50 percent levels when areas are unused. Motion sensors will return lights to 100 percent levels when motion is detected. Light and glare produced from vehicle headlights on site driveways and in the parking lots will be mitigated through the proposed landscape buffers along property lines between neighboring residential uses and the school site. Further, the main parking lot location central to the site creates a large distance with multiple physical barriers between the main lot and the neighboring properties to block and/or diffuse any light or glare from headlights.**

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
There is one small lake approximately 2,000 ft away from the site and two more lakes with shoreline parks approximately 1.5 miles away from the site. There is a middle school approximately 1 mile north of the site that includes softball/ baseball fields and a football field with a track.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No recreational opportunities would be displaced.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Additional design mitigation measures (beyond current code)

- **The site would increase recreational opportunities with the additions of a multi-purpose athletic field, a track, softball field, baseball field, tennis courts, and a covered play building at the elementary school.**

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
The only structure on site is a water tower, with an effective built year of 1975. There is one single family dwelling approximately 0.5 miles north of the development site according to the DAHP WISSARD that was recorded in 2011 with no determination currently.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
The DAHP WISAARD did not identify evidence of Indian or historic landmarks, features, or occupation on or within the vicinity of project site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
The proposal utilized the Washington Information System for Architectural and Archaeological Records Data (WISAARD) online database to assess potential impacts to cultural and historic resources on and near the proposal.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Measures required by current code:

- **No disturbance to cultural or historical resources is expected. The Washington State Department of Archaeology and Historic Preservation will be notified if any cultural or archeological objects are found during the site development work. If any archeological objects are found, all site work will stop until Washington State Department of Archaeology and Historic Preservation provides guidance.**

14. Transportation

The Revised Transportation Technical Report identifies the impacts the local street network associated with trip generation associated with the proposal. Trip generation, level of service, off-site intersection operations, on-site circulation, traffic safety, transit and non-motorized facilities and service, school day and

event parking, and construction impacts were analyzed in this report. Ten mitigation measures are recommended (see Appendix H1).

A memorandum was prepared as an update to the traffic impact analysis dated February 16, 2021 regarding *Traffic Analysis for 228th Avenue ES Near the Site*. Alternatives for the 228th Avenue SE / SE 40th Street intersection were evaluated to help determine the optimal configuration. Any of the options would improve operations at the SE 40th Street/ 228th Avenue SE intersection compared to conditions without the proposed project (see Appendix H2).

The Updated Traffic Analysis for Site Access Driveway report is an analysis of the site access driveway based on changes to the 228th Avenue SE frontage design as coordinated with the cities of Sammamish and Issaquah. The analyses confirm that the proposed intersection design, along with the site frontage lane channelization would provide acceptable levels of operation (see Appendix H3).

A sensitivity analysis was performed to assist in evaluating potential impacts of the revised elementary school enrollment boundary as well as possible future enrollment boundary changes for the high school. Changes in the Elementary School #17 enrollment boundary, which have already been approved, would not adversely affect traffic operations compared to those already evaluated in the TTR. Major changes in the enrollment boundary for High School #4 could increase delays at the 228th Avenue SE / Issaquah-Pine Lake Road SE / SE 30th Street intersection during the AM peak hour. However, the intersection is still projected to operate at LOS E even if 100 percent of the new High School #4 enrollment were to come from areas now assigned to Skyline High School. This level of shift is highly unlikely. Analysis of the afternoon peak hour conditions determined that all trips could be shifted to the new High School #4 without causing the subject intersection to fail. No mitigation would be needed for the 228th Avenue SE / Issaquah-Pine Lake Road SE / SE 30th Street intersection even if the boundaries were to change from those evaluated (see Appendix H4).

A memorandum was prepared to assess potential traffic calming measures for the Sammamish Highlands neighborhood to reduce the impact of potential cut-through traffic attracted through this neighborhood if a signal is installed at the intersection of 228th Avenue SE and SE 40th Street. The project would adversely affect the near-site intersection at 228th Avenue SE and SE 40th Street. A traffic signal at the 228th Avenue SE and SE 40th Street intersection may be acceptable if additional measures are provided to discourage and/or slow traffic that may cut through the Sammamish Highlands neighborhood to reach the signal. Methods include: speed humps (recommended), speed cushions, chicanes, curb bulbs, choker, traffic diverters, and partial street closure (see Appendix H5).

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The school site is bounded by 228th Avenue SE on its east side. Development to the north, south, and west consists primarily of the Providence Point senior residential community; there would be no direct roadway connections between the project site and the surrounding residential development. Primary access to the site is proposed from 228th Avenue SE with a secondary emergency access also off of 228th Avenue SE at the location of an existing internal access road.

228th Avenue SE is a north-south Principal Arterial. Between Issaquah-Pine Lake Road and Providence Point Drive SE (where it becomes SE 43rd Way), 228th Avenue SE has one travel lane in each direction with left-turn lanes at some intersections including the segment adjacent to the project site. 228th Avenue SE has a posted speed limit of 40 mph adjacent to the project site. The segment of 228th Avenue SE adjacent to the project site has one travel lane with shoulder in each direction.

A right-of-way permit will be obtained from the City of Sammamish for the construction of frontage improvements within the City's rights-of-way.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
The site is not directly served by public transit. The nearest bus stop is located on Issaquah-Pine Lake Road SE at 228th Avenue SE, which is approximately ¾-mile to the north. The stops are served by King

County Metro Routes 216, 219, and 269, which serve destinations between Sammamish, Issaquah, Bellevue, and downtown Seattle.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
The site will have a total of 667 parking spaces for special events. The high school will provide 105 student non-structured parking spaces, 430 structured student parking spaces, and 11 ADA spaces for a total of 546 parking spaces. The elementary school will provide 80 standard parking spaces, 13 compact spaces, and 5 ADA spaces for a total of 98 car parking spaces. Additional parking can be accommodated in the elementary school and high school bus drop off areas during events. In order to limit onsite parking, the school district has requested as a part of the permit approvals for the project, the ability to share parking between the elementary and high school uses. This request includes a voluntary condition that the school district will not simultaneously schedule multiple large parking demand events.

There will be 30 bus parking spaces, seven at the elementary school and 23 at the high school.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
The proposed project includes improvements along the site frontage of 228th Avenue SE, signalizing the main site driveway intersection, and capacity improvements to the SE 40th Street and 228th Avenue SE intersection. The Transportation Technical Report and supplemental analysis of the near-site intersection includes information and analysis regarding the options studied for these improvements. The proposed configuration, developed in consultation with the cities of Sammamish and Issaquah, would widen the current two-lane section to a four-lane section (two travel lanes in each direction) with a dual northbound left turn lane and a southbound right turn lane at the main site access intersection. This is consistent with the City of Sammamish's ultimate plans for the street. The intersection at 228th Avenue SE and the site driveway would also be signalized. With the proposed improvements, the intersection would meet the City's traffic operational standards during all times of day.

In addition, the project would provide substantial improvements that would enhance the pedestrian environment Since 228th Avenue SE currently has no pedestrian or bicycle facilities in the vicinity of the site. Improvements would include construction of a new 6-foot wide sidewalk and associated landscaping, along the site's frontage (west side of 228th Avenue SE) which is approximately 1,700 feet in length. This new sidewalk will connect to the City of Issaquah sidewalk improvements at the intersection of SE 43rd way and 228th Avenue SE as well as connection to the local roadway at SE 40th Street and 228th Avenue SE. The project would also construct a sidewalk on the east side of 228th Avenue SE between the site access driveway and SE 40th Street. The proposed administrative adjustments related to walkways and sidewalks would not impact the pedestrian environment. The new signalized intersection at 228th Avenue SE and the Site Access Road will have signalized pedestrian crosswalks in the north-south and east-west directions. This will create a pedestrian network to bring students to the site from the neighborhoods to the east of 228th Avenue SE as well as a connection to sidewalks that extend to Sammamish Parkway to the south. School zone signage and reduced speed during school arrival and departure periods is also planned for the project frontage along 228th Avenue SE.

The existing access point near the southern boundary of the school will not serve as a general access to the site but instead be limited to emergency access. The private road is a shared easement with the adjoining property but is currently not used by any party and gated to restrict access. As a part of construction, the access will be improved to include a new commercial driveway approach, drainage improvements, and new asphalt surface. The access point will be controlled with a stop sign at the main access point and a gate (with emergency responders having 24-hour access) at the driveway to the school site.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The project will not use water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Detailed trip generation estimates are presented in the Transportation Technical Report. The project is estimated to generate the following peak hour trips when both schools are operational at full buildout capacity:

- **1,304 AM peak hour trips (7:15 am to 8:15 am), 900 inbound/404 outbound**
- **862 afternoon peak hour trips (3:00 pm to 4:00 pm) 258 inbound/604 outbound**
- **476 commuter PM peak hour trips (4:45 pm to 5:45 pm) 215 inbound/261 outbound**

Vehicle trips per day were estimated at 1,410 daily trips for the elementary school and 4,140 for the high school. Local trip generation data were obtained for four local schools in the Issaquah School District, which were compared to the ITE trip generation rates. The highest observed rates were then applied to reflect a conservative, worst-case condition. Since the two schools sharing the site would have different bell schedules, the local data were also used to assess how the trips would overlap during the course of the day and to select the cumulative peak hour conditions used for the analysis.

Trips related to high attendance events in the evenings, such as football games, would result in approximately 1400 trips in and out. These trips would occur outside of the afternoon and p.m. peak hours.

Changes in the Elementary School #17 enrollment boundary would not adversely affect traffic operations compared to those already evaluated in the Transportation Technical Analysis. Major changes in the enrollment boundary for High School #4 could increase delays at the 228th Avenue SE / Issaquah-Pine Lake Road SE / SE 30th Street intersection during the AM peak hour. However, the intersection is still projected to operate at LOS E even if 100 percent of the new High School #4 enrollment were to come from areas now assigned to Skyline High School (this level of shift is highly unlikely) See Appendix H4 for further information.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.

h. Proposed measures to reduce or control transportation impacts, if any:
Measures required by current code:

- **The project will pay transportation impact fees to the City of Issaquah in accordance with IMC 3.71. The District will provide school bus transportation for both elementary school students and high school students attending the proposed schools. The project would provide approximately 1,700 feet for elementary school queuing (enough space for 85 to 110 vehicles) and about 1,510 feet of available queuing space for the high school (75 to 110 vehicles), all to reduce the potential of backups onto 228th Avenue SE. The project would also provide bike racks to accommodate 68 bicycles on the site.**

In addition, the Traffic Technical Report prepared by Heffron, recommends the following mitigation:

- **Construct roadway improvements on 228th Avenue SE along the site frontage, with a length of approximately 1,700 feet. Improvements would include widening the current two-lane section (one travel lane in each direction) to a four-lane section (two travel lanes in each direction), consistent with the City of Sammamish's ultimate plans for the street. Additional turn lanes would be constructed at the site driveway intersection as needed to ensure that it would meet the City's traffic operational standards during all times of day.**

- **Construct a 6-foot sidewalk and landscaping along site frontage**
- **Construction of a 6-foot sidewalk and landscaping along the east side of 228th Avenue SE from the project entrance north to SE 40th Street.**
- **Signalize site driveway intersection at 228th Avenue SE. The intersection improvements will include ADA ramps with crosswalks and pedestrian signals.**
- **Capacity improvements at SE 40th Street / 228th Avenue SE to be either of the following options:**
  - **New median and striping to create a Flying T configuration and construction of a 6-foot sidewalk and landscaping along the east side of 228th Avenue SE from the project entrance north to SE 40th Street or**
  - **New Signal and intersection improvements at the SE 40th Street/ 228th Avenue SE intersection**
- **Establish a school-zone speed limit on 228th Avenue SE in the vicinity of the project site.**
- **Develop a construction management transportation plan that addresses traffic and pedestrian control during school construction.**

Additional design mitigation measures:

- **Develop a transportation management plan to educate families about transportation options as well as the access and load/ unload procedures for the site layout.**
- **Develop a school-event management plan for evening events with more than 1,000 expected attendees to mitigate parking impacts and ensure coordination between the schools.**

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
The proposed project will require public services typically associated with public schools. It is anticipated that any increased need for public services will be marginal based upon experience at other schools in the District.

b. Proposed measures to reduce or control direct impacts on public services, if any.
Measures required by current code

- **The project will supplement public services by providing an educational facility for the residents within the Issaquah School District.**

- **The design includes an emergency access off of 288th that is separate from the main access but provides full access through the site via the internal driveways and fire lane. Emergency responders will have keyed access to the emergency access gate.**

Additional design mitigation measures

- **The proposed development will incorporate design concepts to reduce the need for public services including a standby emergency generator, access control and intrusion detection system, and CCTV Camera Surveillance System.**

- **Lighting systems, site fencing, parking lot layout, and landscaping are designed to be sensitive to providing onsite visibility for safety.**

- **The project will be equipped with a monitored fire alarm system with voice activation and an NFPA 13 sprinkler system. School bus transportation will be provided to all students.**

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: internet

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Consistent with the City's Street Standards (Issaquah, 2010), electricity and lighting fixtures would be constructed, operated and maintained by Puget Sound Energy. Aside from stormwater management discussed in Section B.c.1, no other major changes to area utilities are proposed as part of the project.

Sammamish Plateau Water and Sewer District provides water utility and sewer service areas to the site. Sewer, water and storm water transmission lines are located within the rights-of-way of 228th Avenue SE. Stormwater is discussed in section B.c.1 above. Existing utilities will be extended to the new buildings and an additional water main loop will be constructed on site to serve additional fire hydrants.

Summary of Mitigation Measures Identified in this SEPA Checklist

General

1. The Contractor shall prepare and operate the construction site under a Construction Impact Mitigation Plan (CIMP). The CIMP shall addresses the following, at a minimum:
   - 1.1. Estimated construction schedule, including description of different stages of construction, associated activities, and primary equipment to be used at each stage. The schedule shall be updated at least quarterly or more frequently if major project schedule changes occur and a new copy of the schedule provided to the City of Issaquah and the City of Sammamish;
   - 1.2. Noise and vibration control measures for construction activities. When possible, particularly noisy activities will take place after 9:00 am;
   - 1.3. Air quality control measures, including off-site migration of dust and dirt from construction activities;
   - 1.4. Material and equipment staging or laydown area;
   - 1.5. Construction worker parking plan, including off-site parking if necessary, and methods to ensure workers do not park in adjacent neighborhoods;
   - 1.6. Construction fencing plan and any measures used to secure the site;
   - 1.7. On-site circulation plan for construction vehicles;
   - 1.8. Truck route plan;
   - 1.9. Traffic control plans, including signage, certified flaggers, plan to address any right-of-way closures, and provisions to ensure emergency access remains open at all times; and,
   - 1.10. Public outreach and site notification, including contact information for site supervisor. The CIMP shall be approved prior to issuance of the first construction permit for the project. Changes to construction activity may necessitate updating the CIMP. The CIMP will be provided to both the City of Issaquah and the City of Sammamish.
2. Provide vegetated buffer along the north and west boundaries of the project. This buffer area to have an average width of no less than 70-feet and to be no less than 25-feet in any location. Existing vegetation should be used to the maximum extent possible and disturbed areas replanted with native vegetation.

Earth

3. A TESC plan will be submitted to the City of Issaquah as part of permit review exhibiting BMP erosion control methods. The project will obtain an NPDES Permit for construction stormwater under the Department of Ecology. These permits require site construction stormwater measures be implemented to ensure stormwater leaving the project site is properly controlled. The control methods proposed for this project including protection of existing vegetation, preservation of existing hard surfaces for construction, soil stabilization, covering of stockpiles, silt fencing, straw waddles, compaction of fill, interceptor ditches, sediment ponds, and minimizing wet weather earthwork. The geotechnical report and project Stormwater Pollution Prevention Plan outline additional controls that may be implemented on an as needed basis.
4. A TESC plan will be submitted to the City of Sammamish along with necessary permits for any work along 228th Avenue SE.

5. The project design and construction are required to follow the recommendations in the Geotechnical Engineering Report prepared Associate Earth Science, Inc., dated September 17, 2019, revised June 17, 2021 and as subsequently updated or amended.
6. If contamination of soil or groundwater is suspected, discovered, or occurs during the construction of the new school building, testing of the potentially contaminated media shall be conducted. If contamination is revealed by testing, Ecology shall be notified.
7. All grading and filling of land shall utilize only clean fill, i.e. dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval may be required prior to filling.
8. A Construction General Stormwater permit shall be obtained prior to clearing, grading, or excavation activities. This permit shall include preparation of Temporary Erosion and Sediment Control plans and a Stormwater Pollution Prevention Plan.
9. Soils in the vicinity of the existing water tank shall be treated as lead contaminated to a depth of approximately 12" below ground surface. Any soil removed from this area during construction shall be segregated and stockpiled until it can be sampled, characterized for disposal, and, as needed, properly disposed of at a facility permitted to accept such material, if testing shows necessary.

Air

10. A variety of best practices will be employed to reduce or control emissions during construction such as maintaining all construction equipment in good mechanical order to minimize exhaust emissions; minimize idling of diesel engines; suppressing construction dust by utilizing water sprays and other methods; loading construction trucks entering or leaving the site in a manner that prevents dropping of materials or debris on the street.
11. The District will comply with all applicable regulations of the US Environmental Protection Agency (EPA) and the Washington State Department of Ecology (Ecology) as to bus and vehicular emissions. A permit from the Puget Sound Clean Air Agency will be obtained.
12. After construction no idling will be allowed in the queue for student pick-up and drop-off (a practice in place currently at other ISD schools and enforced by on-site staff). Based on guidance from the Department of Ecology, a Greenhouse Emissions Worksheet was completed (see Appendix I).

Water

13. Stormwater quantity and quality control devices for the site will be provided in accordance with the Department of Ecology Stormwater Management Manual for Western Washington as adopted by the City of Issaquah. As required by this manual, the project intends to match predeveloped runoff to basins from the site. As part of construction, the project will provide flow control systems to detain runoff and release it at a rate to match flow patterns from the site to the pre-developed (forested) conditions, an improvement over the existing site conditions. Note that the onsite soils are not suitable for infiltration, although this option was explored extensively as a cost saving idea. The project will also provide treatment of stormwater from pollution generating surfaces prior to discharge. To comply with City of Issaquah Code requirements to maximize the usable areas of the site, all stormwater detention and treatment will be provided below ground in vaults, tanks, and other proprietary systems.
14. The overflow system for the site has been designed in accordance with the stormwater manual with some additional improvements to the western basin that currently drains to the adjacent Providence Point Community property ("Providence Point") and stormwater system. For storm events larger than the 100-year event a separate overflow to the City of Issaquah system in 228th Avenue SE right of way is proposed. This overflow will allow the project to reduce overflow rates to the Providence Point stormwater system when comparing the developed flows to the project site's historic rates when Providence Point's stormwater systems were constructed. The overflow from the eastern basin will go to existing ditches along 228th Avenue SE and continue north into the City of Sammamish stormwater systems, all as consistent with existing conditions. The downstream systems for this alternative overflow converge within the man-made portion of the conveyance system prior to discharge to Laughing Jacobs Creek and as a result this is not a change to the natural discharge in compliance with the stormwater manual.
15. The frontage improvements to 228th Avenue SE are located within the City of Sammamish and will meet the requirements of the 2016 King County Surface Water Design Manual and the Sammamish Addendum to the 2016 KCSWDM. This system is also anticipated to utilize below ground detention and treatment systems due to existing site constraints.

16. The entirety of Wetland C will be impacted by the proposed development. After development of the proposed project, all stormwater runoff within the area of Wetland C will also be collected by existing or proposed stormwater infrastructure. The proposed stormwater plan is designed to meet current water quality standards. No loss of hydrologic or water quality functions will occur as stormwater runoff within the area of Wetland C currently enters stormwater infrastructure and will be managed by stormwater infrastructure after development as well. Impacts to Wetland C will also be mitigated offsite through the purchase of 0.04 credits from the East Lake Sammamish Mitigation Bank (ELSMB) for the 0.04 acres of permanent wetland impact. The ELSMB was chosen for its close proximity to the project site. All ELSMB credits were approved for release following construction, and completion of monitoring, which demonstrated the bank's performance standards have been met. Mitigation credit ratios at the ELSMB have not been set, so a 1:1 impact to credit ratio was proposed for this project. The proposed ratio is higher than that required by the Keler Farm Mitigation Bank (0.85:1). A Mitigation Bank Use Plan for ELSMB was submitted and approved by the US Army Corps of Engineers. Participation in the offsite mitigation bank was pursued because the onsite creation of additional wetland area would have resulted in a substantial reduction in the number of significant trees onsite and reduce wildlife habitat quality. The loss of Wetlands C's functions and values is offset by purchasing credits at a 1:1 ratio from a mitigation bank in close proximity. The bank creates a larger site with greater water quality and ecological value than exists within Wetland C.
17. The proposed detention system also includes additional filtration that will trap sediment from stormwater for all stormwater as a secondary form of treatment. Although not required this system will trap things like pine needles and sediment that could come from the roof areas. As a result of this system, the water leaving the site will be cleaner than the runoff leaving the site in current conditions.
18. A groundwater monitoring plan shall be prepared to evaluate groundwater quality within the area of the Class III Critical Aquifer Recharge Area on an annual basis. The results shall be made available to the City of Issaquah, the City of Sammamish, and members of the public upon request.
19. The stormwater management system shall be designed to "Enhanced" treatment standards, including removal of suspended solids and dissolved metals and removal of phosphorus for all on-site and off-site pollution-generating impervious surfaces associated with the project.
20. Protect existing trees surrounding Wetland B with a minimum of a 50-foot buffer.

Plants

21. New landscape plants in accordance with Issaquah Municipal Code will be provided in addition to retaining some existing trees and vegetation. Wetland B and its existing buffer will remain in an undisturbed and natural state to preserve existing vegetation.
22. The entirety of Wetland C will be impacted by the proposed development. Impacts to Wetland C will be mitigated offsite through the purchase of 0.04 credits from the East Lake Sammamish Mitigation Bank (ELSMB) for the 0.04 acres of permanent wetland impact. Mitigation credit ratios at the ELSMB have not been set, so a 1:1 impact to credit ratio was proposed for this project. A Mitigation Bank Use Plan for ELSMB was submitted and approved by the US Army Corps of Engineers. This mitigation bank is located northeast of Laughing Jacobs Lake, across Issaquah-Pine Lake Road SE, in close proximity to the project site. Through the purchase of approved credits, all functions and values lost through impacting Wetland C will be replaced within the East Lake Sammamish Basin watershed. The critical areas reports referenced above (Appendices B2 and B3) provide further detail on impacts to and mitigation for Wetland C.
23. While not required by code, the Project will include additional buffering along the north and west property boundaries. As shown on the landscape plans, this buffering will employ new and existing trees and vegetation as part of the landscaping of this area.

Animals

24. As part of the proposed development plan, 51,000 square feet of forested area will be preserved adjacent to Wetland B in the southwest area of the site. The site will maintain vegetated/treed buffers around the perimeter ranging from 20' to 80'. The total tree save area on the site is 188,000 square feet.
25. Offsite mitigation in the East Lake Sammamish Mitigation Bank is proposed for Wetland C impacts.
26. Stormwater leaving the site would be treated to an enhanced level and flow control is provided to match runoff rates from the developed site to a forested condition. These improvements will minimize stormwater impacts to Laughing Jacobs Creek and the wildlife that use its waters.

Energy and Natural Resources

27. LED Lighting, daylighting and energy conservation outlets and controls, and reduced air infiltration are to be installed.
28. The project will comply with the current energy code, and the Washington Sustainable School Protocol (WSSP). The WSSP is a green building guide for new and modernization school projects in Washington State. Some of the Washington Sustainable School Protocol elements this project will include are daylighting of classrooms, future classroom expansion areas, future electric vehicle charging stalls, and outdoor classroom areas.

Environmental Health and Noise

29. The site would be well managed during construction with safety standards implemented. At the project completion, the site would provide excellent access to all structures, and fire and safety provisions would be incorporated into the building operation and design. There would be adequate fire flow for the school.
30. The following design measures were included to aid in reducing and controlling environmental health hazards:
31. A fuel tank for the generator will be provided onsite. This tank is equipped with spill control devices and will be placed on a concrete pad to ensure that no discharge of fuel to the ground is allowed. The tank will be filled by a fuel truck and will utilize best management practices for fueling when filling the tank.
32. Garbage storage will be covered with roofs and a drain connected to the sanitary sewer system will be provided in case of spill.
33. Hazardous materials stored on site in support of science classes will have documentation containing chemical hazard information kept and made available on site. No other storage of materials creating health hazards are anticipated at this time. Any other material storage onsite would utilize best management practices to ensure no health hazards are presented.
34. Chemicals used for academic coursework including but not limited to chemistry classes shall be securely stored. The applicable Safety Data Sheets (SDSs) or other document containing chemical hazard information for each chemical shall be kept and made available onsite as required.
35. Removal of the water tower will be done to comply with MTCA requirements and done to meet best management practices to protect workers and not release lead into the environment due to site disturbance.
36. Thorough investigation, abatement consistent with State and Federal requirements by a qualified professional, and incorporation of any recommendations for long-term monitoring or other follow-up will be done and further investigations conducted to definitively document the extent (area and depth) of contamination. Preparation and adherence to a Lead in Soils Management Plan, as recommended by PBS in the Soil Screening Summary dated March 3, 2020 will occur. The Lead in Soils Management Plan will include text stating the contractor will be responsible for enforcing provisions of the plan to ensure a safe work environment (e.g., worker protection and use of PPE, housekeeping, engineering controls, etc.) as specified in the PBS Soil Screening Summary. Any soil removed from this area during construction will be segregated and stockpiled until it can be sampled, characterized for disposal, and as needed, properly disposed of at a facility permitted to accept such material. During wet weather events the stockpiling of contaminated soils on the site is prohibited. No contaminated soils will be used onsite except as specified in an abatement plan prepared by a qualified professional. Issaquah School District will notify the Department of Ecology of the contamination prior to issuance of construction permits on the site and provide documentation of developments related to contamination to protect the public health. On-site work will be suspended per IMC 16.26.150 if contamination of site soils is encountered to an extent previously unknown.
37. Construction noise only to occur during approved City ordinance hours and will be limited to the construction phase of the project.
38. For long term noise, at the athletic field grandstand the operating power of the Community R1-94Z and Community R.5 COAX99T loudspeakers may be limited to 1W. Sound level measurements of the PA system will be made after its installation to adjust the speaker sound levels until they meet code at neighboring property lines. A limiter will be set for the speakers once the appropriate sound levels are determined.
39. The public address system will be operated to comply with code limits at nearby property lines. The school public address system will not be used during nighttime hours, and all public address systems on-site will

comply with maximum permissible noise levels per IMC 18.07.136. Generator testing, and testing of other outdoor equipment, will be limited to 7:00 am to 6:00 pm Monday through Friday.

40. The noise levels at property lines will be measured on an annual basis during sporting events to ensure the site is operating within the allowed noise levels.
41. Long-term school noise to generally occur within school operating hours. While current technology provides for muffled sound from mechanical units, as needed, rooftop noise barriers may be installed around mechanical units to further reduce sound levels at nearby properties.
42. In areas where vehicular traffic passes near adjacent properties and near bus parking areas additional site buffer to the neighbors has been provided. This buffering includes existing trees and vegetation where practical and is augmented with new landscaping in areas where the buffers will be disturbed or existing gaps in vegetation exist.
43. The School District will provide a reminder of the no idle policy at the beginning of the school year flier and posted on the district's website, and signs shall be installed that state "no idling" (with on-site staff enforcement). This practice is employed currently at existing schools throughout the District. Parking is proposed to be located centrally, away from site boundaries.
44. The multi-purpose field grandstand, located in the center of the site, will have exterior walls on three sides and face away from nearby properties and toward 228th Avenue SE, which may reduce crowd noise at nearby residences. The speakers at the grandstand will be directed toward 228th Avenue SE and away from adjacent properties surrounding the project site.
45. No community use of the public address system shall be permitted.
46. The PA system's volume control will remain secured to ensure that it is not tuned or adjusted in a manner that would exceed the City of Issaquah's noise standards (IMC 18.07.136).
47. The public address sound amplification system shall be operated in compliance with maximum permissible environmental noise levels set forth in WAC 173-60-040 and IMC 18.07.136 for noise emitted by a Class B source and received by a Class A source. Further, use of amplified sound shall be prohibited between the hours of 10:00 pm and 8:00 am and notice of this condition shall be included with field rules placed on a durable, permanently-affixed sign at the entrances to the stadium unless a District-sponsored sporting event goes into overtime or otherwise ends after 10:00 pm. In that event, the PA system will be turned off 15 minutes following the conclusion of District-sponsored sporting events.
48. A public address or similar noise amplification system is prohibited at the baseball and softball fields.
49. Required equipment tests for the emergency generator and any outdoor mechanical equipment shall be limited to 7:00 am through 6:00 pm Monday through Friday. If any equipment exceeds adopted noise standards set forth in the Issaquah Municipal Code, sound barriers or similar features designed to attenuate sound shall be installed.

Land and Shoreline Use

50. The proposed project is a permitted use in the current zone (CF-F) and will comply with the requirements of the CF-F zone, as well as all other applicable local and state codes and guidelines. Submittals to be reviewed by the City of Issaquah (for land use and building permits) and Sammamish (for frontage improvements).
51. The orientation of building, location of athletic facilities, perimeter buffer widths exceeding requirements, extensive vehicular queuing length, limited PA system noise level, orientation of grandstand, and the location of parking structure and student drop-off/ pick-up area.

Aesthetics

52. The buildings have been sited to minimize impacts to neighboring properties by constructing the high school near 228th Avenue SE and away from most of the neighboring residences.
53. The elementary school will be stepped into the hill to reduce the perceived size of the building from the neighboring properties.
54. The project would use materials that are durable to minimize maintenance and be aesthetically pleasing. The terraced grading will be landscaped to create a welcoming pedestrian scale.
55. Additional buffering along the north and west property boundaries is being provided to further reduce any perceived aesthetic impacts of the site. This buffering will employ new and existing trees and vegetation as part of the landscaping of this area. This additional buffering is not required under Issaquah's Land Use Code (Title 18) but being added voluntarily to the project.

Light and Glare

56. Building lighting will be controlled by timers to turn off after custodial work is completed each evening. As shown in the TFWB Engineer's lighting plan and photometrics project proposes lights for the roadways, pedestrian areas, parking lots, tennis courts, and athletic field but does not include any lighting of the baseball or softball fields.
57. External site lighting, including at the athletic field, will use sharp cut-off LED lighting with shields as necessary to curtain spillage. Athletic field and track lighting will be shielded and directed away from neighboring properties and turned off following the end of a game or event and otherwise be turned off no later than 10pm. Additionally, exterior lighting fixtures will be controlled via a timed schedule.
58. Parking area lighting will reduce to 50 percent levels when areas are unused. Motion sensors will return lights to 100 percent levels when motion is detected. Light and glare produced from vehicle headlights on site driveways and in the parking lots will be mitigated through the proposed landscape buffers along property lines between neighboring residential uses and the school site. Further, the main parking lot location central to the site creates a large distance with multiple physical barriers between the main lot and the neighboring properties to block and/or diffuse any light or glare from headlights.
59. Light shall be shielded from direct line-of-sight from neighboring properties. Athletic field lighting shall not cause spillover to the adjacent residential neighbors, nor create adverse glare conditions for any drivers on 228th Avenue SE.
60. Athletic field and track lighting shall be shielded and directed away from neighboring properties and turned off following the end of a game or event and otherwise be turned off no later than 10pm. No lighting shall be installed at the baseball/ softball fields.

Recreation

61. The site would increase recreational opportunities with the additions of a multi-purpose athletic field, a track, softball field, baseball field, tennis courts, and a covered play building at the elementary school.

Historic and Cultural Preservation

62. No disturbance to cultural or historical resources is expected. The Washington State Department of Archaeology and Historic Preservation will be notified if any cultural or archeological objects are found during the site development work. If any archeological objects are found, all site work will stop until Washington State Department of Archaeology and Historic Preservation provides guidance.

Transportation

63. The project will pay transportation impact fees to the City of Issaquah in accordance with IMC 3.71. The District will provide school bus transportation for both elementary school students and high school students attending the proposed schools. The project would provide approximately 1,700 feet for elementary school queuing (enough space for 85 to 110 vehicles) and about 1,510 feet of available queuing space for the high school (75 to 110 vehicles), all to reduce the potential of backups onto 228th Avenue SE. The project would also provide bike racks to accommodate 68 bicycles on the site.
64. Construct roadway improvements on 228th Avenue SE along the site frontage, with a length of approximately 1,700 feet. Improvements would include widening the current two-lane section (one travel lane in each direction) to a four-lane section (two travel lanes in each direction), consistent with the City of Sammamish's ultimate plans for the street. Additional turn lanes would be constructed at the site driveway intersection as needed to ensure that it would meet the City's traffic operational standards during all times of day.
65. Construct a 6-foot sidewalk and landscaping along site frontage
66. Construction of a 6-foot sidewalk and landscaping along the east side of 228th Avenue SE from the project entrance north to SE 40th Street.
67. Signalize site driveway intersection at 228th Avenue SE. The intersection improvements will include ADA ramps with crosswalks and pedestrian signals.
68. Capacity improvements at SE 40th Street / 228th Avenue SE to be either of the following options:
    - 68.1. New median and striping to create a Flying T configuration and construction of a 6-foot sidewalk and landscaping along the east side of 228th Avenue SE from the project entrance north to SE 40th Street or
    - 68.2. New Signal and intersection improvements at the SE 40th Street/ 228th Avenue SE intersection
69. Establish a school-zone speed limit on 228th Avenue SE in the vicinity of the project site.

70. Develop a construction management transportation plan that addresses traffic and pedestrian control during school construction.
71. Develop a transportation management plan to educate families about transportation options as well as the access and load/ unload procedures for the site layout.
72. Develop a school-event management plan for evening events with more than 1,000 expected attendees to mitigate parking impacts and ensure coordination between the schools.
73. ISD will discourage vehicle idling during student drop-off and pick-up times. Waiting vehicles will be monitored by a staff member, and signs shall be installed that state “no idling.”

Public Services

74. The project will supplement public services by providing an educational facility for the residents within the Issaquah School District.
75. The design includes an emergency access off of 288th that is separate from the main access but provides full access through the site via the internal driveways and fire lane. Emergency responders will have keyed access to the emergency access gate.
76. The proposed development will incorporate design concepts to reduce the need for public services including a standby emergency generator, access control and intrusion detection system, and CCTV Camera Surveillance System.
77. Lighting systems, site fencing, parking lot layout, and landscaping are designed to be sensitive to providing onsite visibility for safety.
78. The project will be equipped with a monitored fire alarm system with voice activation and an NFPA 13 sprinkler system. School bus transportation will be provided to all students.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of Signee: Wayne E. Carlson, FAICP, LEED AP

Position and Agency/Organization: Principal Planner at AHBL, Inc.

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